

THIS INSTRUMENT WAS PREPARED BY:

Kathy Atkinson
303 Perimeter Center Terrace, Suite 900
Atlanta, Georgia 30346

STATE OF ALABAMA) \$44,100 of the above recited consideration
COUNTY OF SHELBY) was paid from a mortgage loan closed
simultaneously herewith.

DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty-four
Thousand, one hundred and 00/100 (\$44,100.00)-----
----- to the undersigned GRANTOR, Metropolitan Life Insurance Company
successor and in interest to 2154 Trading Corporation, a corporation, d/b/a
INVERNESS, (herein "GRANTOR"), in hand paid by Jim Whately Construction
(herein referred to as "GRANTEE"), the receipt of which is hereby
acknowledged, the said GRANTOR does by these presents, grant, bargain, sell
and convey unto the said GRANTEE, the following described real estate
("PROPERTY"), situated in Shelby County, Alabama, to-wit:

Lot 3, Block 1, according to the Plat of Inverness Point, Phase 1,
a subdivision of Inverness, as recorded in Map Book 13, Page 6, in the
Office of the Judge of Probate of Shelby County Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable October 1, 1990.
2. Easements, rights of way, and setback lines of record.
3. Mineral and mining rights not owned by GRANTOR.
4. Any applicable zoning ordinances.
5. The covenants and restrictions set forth in the Declaration of
Protective Covenants of Inverness Point, a Residential
Subdivision, as recorded in Book 209, Page 890, in the Office of
the Judge of Probate of Shelby County, Alabama and as recorded in
Book 3524, Page 901, in the Office of the Judge of Probate of
Jefferson County, Alabama, which include, without limitation: (i)
exterior design criteria and minimum size requirements for
structures to be constructed on Lots; (ii) prior approval of plans
by an Architectural Control Committee before commencement of
construction of any structure on a Lot; (iii) limitations as to
the use of the Lots; (iv) provision for assessments against owners
of Lots for maintenance of Common Areas (as defined in the
Declaration); and (v) prohibition against the construction of any
brick mailboxes or columns any closer to a dedicated street than
the front or side building setback line.

THIS CONVEYANCE is made with the express reservation and condition that
the GRANTEE, for themselves and on behalf of their heirs, administrators,
executors, successors, assigns, contractors, permittees, licensees and
lessees hereby releases and forever discharges GRANTOR, its successors and
assigns, from any and all liability, claims and causes of action whether
arising at law (by contract or in tort) or in equity because of any past or
future mining or exercise of any right to use the minerals on the property
described herein or because of any past or future subsidence, if any, of the
land and/or minerals conveyed hereby, and any and all damage or destruction
of property and injury to or death of any person located in, on, or under
the surface of or over lands herein conveyed, as the case may be, by reason
of any exercise of any past mining and removal of minerals from the lands
herein conveyed and/or mining and removal of minerals from the land herein
conveyed and/or adjacent and nearby lands, or for any soil, subsoil or
other conditions. Grantee acknowledges that it has been informed and
understands that the Property may contain underground mines and tunnels and
Grantee has made its own independent inspections and investigations of the
hereinabove described land in reliance upon such inspections and
investigations thereof.

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Jefferson Title
P.O. 10481

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 23 day of March, 1990.

Metropolitan Life Insurance Company
Successor and in interest to 2154
Trading Corporation

By: Nancy J. Hammer KBA
Assistant General Counsel
Vice-President

STATE OF Georgia)

COUNTY OF Dekalb)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy J. Hammer, whose name as Assist. General Counsel of Metropolitan Life Insurance Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 23 day of March, 1990.

Sher R. Nauman
Notary Public

My Commission Expires: _____

Notary Public, Georgia, State at Large
My Commission Expires Jan. 29, 1994

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202

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 APR-2 PM 1:52

JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	•	_____
2. Mtg. Tax	•	_____
3. Recording Fee	•	5.00
4. Indexing Fee	•	3.00
5. No Tax Fee	•	1.00
6. Certified Fee	•	1.00
Total	•	10.00