

This instrument prepared by:
Gene W. Gray, Jr.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Bertha Geraldine Rougeaux
4666 Lake Valley Dr.
B'ham, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

1634

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Love and Affection to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, Ellen L. Manville, Ronald C. Rougeaux and Robert C. Rougeaux, Jr. (GRANTOR) does grant, bargain, sell and convey unto Bertha Geraldine Rougeaux for life, with remainder to the Grantors herein (GRANTEEES) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 40A, according to the Survey of Southlake Townhomes, Second Addition, being a Resurvey of Lots 21 thru 43, a part of 44, and acreage, SouthLake Townhomes, as recorded in Map Book 13, Page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1990 are a lien, but not due and payable until October 1, 1990.
2. Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 495 and Restrictions for Land Use recorded in Real 160, Page 492 in Probate Office.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129, Page 572 in Probate Office..
4. Easement to Alabama Power Company as shown by instrument recorded in Real 114, Page 134 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127, Page 140 in Probate Office.
6. Declaration of Covenants, Conditions, Restrictions and Easements for Southlake Townhomes, a Townhome Association recorded in Real 199, Page 367; Articles of Incorporation of Southlake Townhomes Owners' Association, as recorded in Real 199, Page 389 and in By-Laws relating thereto, and in Map Book 12, Page 78, in said Probate Office.
7. Mortgage in favor of Central Bank of the South in the face amount of \$45,000.00

TO HAVE AND TO HOLD unto said GRANTEE, for life.

GRANTEEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

The Property conveyed hereby does not constitute the homestead of the Grantors or their spouses.

BOOK 292 PAGE 599

IN WITNESS WHEREOF, the said GRANTORS have hereto set their signatures and seals, this the 23rd day of April, 1990.

Ellen L. Marville
Ellen L. Marville

Ronald C. Rougeaux
Ronald C. Rougeaux

Robert C. Rougeaux, Jr.
Robert C. Rougeaux, Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Ellen L. Marville, a married person, whose name is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, she, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal of office this 23rd day of April, 1990.

[Signature]
Notary Public
My Commission Expires: 11-9-90

STATE OF ALABAMA)
THURSTON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Ronald C. Rougeaux, a married person, whose name is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal of office this 23rd day of April, 1990.

STATE OF ALABAMA)
I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAY 23 AM 9:42

[Signature]
Notary Public
My Commission Expires: 10-1-92
MUST AFFIX SEAL

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Robert C. Rougeaux, Jr., a married person, whose name is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal of office this 23rd day of April, 1990.

1. Deed Tax	10.00
2. Mtg. Tax	5.00
3. Recording Fee	2.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	20.00

[Signature]
Notary Public
My Commission Expires: 11-9-90