

Send tax notice to: Gordon C. Jones  
3420 Chippenham Circle  
Birmingham, Alabama 35242

This instrument was prepared by

476

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 8512 OLD MONTGOMERY HIGHWAY  
HOMEWOOD, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Five Thousand Three Hundred and no/100 (\$205,300.00)

to the undersigned grantor, Acton Homes, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gordon C. Jones & Gloria A. Jones

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 112, according to the Survey of Brook Highland, 3rd Sector, as recorded in Map Book 12 page 64, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1990.

Subject to items on attached Exhibit "A".

\$187,425.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD. To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances.

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Danny F. Acton 19 90  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of July

ACTON HOMES, INC.

ATTEST:

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

By *Danny F. Acton* President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Larry L. Halcomb, JUDGE OF PEACE  
State, hereby certify that Danny F. Acton

a Notary Public in and for said County in said

whose name as President of Acton Homes, Inc. a corporation, 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 31st day of

July

19 90

*Larry L. Halcomb*

Notary Public

EXHIBIT "A"

1. Building setback line of 35 feet reserved from Chippenham Circle and a 50 foot reserved from Northerly side at the rear, from swale as shown by plat.
2. Public utility easements as shown by recorded plat, a 10 foot easement on the Northerly side at rear, from swale as shown by plat..
3. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194 page 54 in Probate Office.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194 page 254 in Probate Office, along with Articles of Incorporation as recorded in Real 194 page 281 and By-Laws recorded in Real 194 page 287-A in Probate Office.
5. A non-exclusive easement and agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham dated July 11, 1988, and recorded in Real 194 page 20 and Real 194 page 43 in Probate Office.
6. Easement and Agreements between AmSouth Bank, N. A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and The Water Works and Sewer Board of the City of Birmingham, as set out in instrument recorded in Real 194 page 1 and Real 194 page 40 in Probate Office.
7. Drainage Agreement between AmSouth Bank, N. A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates as set in Real 125 page 238 dated April 14, 1987 in Probate Office.
8. Reciprocal Easement Agreement between AmSouth Bank, N. A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125 page 249 and Real 199 page 18 in Probate Office.
9. 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 32 page 48 and Deed Book 121 page 294 in Probate Office.
10. Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181 page 995
11. Covenants releasing predecessors in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by survey of said subdivision, recorded in Map Book 12 pages 62 A & B, Map Book 12 page 63 A & B and Map Book 12 page 64 A & B and Map Book 13 page 67 A & B, recorded in Probate Office.
12. Subdivision restrictions shown on recorded plat in Map Book 12 page 64 A & B to provide for construction of single family residences only.

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

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1. Deed Tax	18.00
2. Deed Rec.	5.00
3. Deed Rec.	5.00
4. Deed Rec.	5.00
5. Deed Rec.	1.00
6. Deed Rec.	27.00
Total	52.00