

1831

This Instrument Prepared By: SEND TAX NOTICE TO:
Gene W. Gray, Jr.
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$35,000.00 to the undersigned Grantor, SouthLake Properties, an Alabama General Partnership, (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto N. J. PARKER BUILDERS, INC. (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the survey of South Lake Cove, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1990.

Mineral and mining rights, not owned by GRANTOR.

Notice of Permitted Land Uses as recorded in Book 160, Page 492, in the Probate Office of Shelby County, Alabama.

Restrictions, covenants and conditions as set out in instrument recorded in Real 160, page 495 in Probate Office.

Right-of-Way granted to Alabama Power company by instrument recorded in Real 230, Page 795 in Probate Office.

Agreement with Alabama Power company as to underground cables recorded in Real 215 Page 504 and covenants pertaining thereto recorded in Real 215, Page 521 in Probate Office.

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 104 in Probate Office.

Rights of riparian owners in and to the use of said Rutherford Lake.

No usable building space to be constructed on an elevation lower

BOOK 306 PAGE 842

than 2 feet above the 100 year
flood elevation of lake.
Access to Lots 1 thru 20 shall be
restricted to Southlake Cove, as
shown by Map Book 12, Page 98.

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

SOUTHLAKE PROPERTIES, an
Alabama General Partnership


William J. Wilkens, Jr.
Project Manager

The GRANTEE executes this deed only to
acknowledge and accept all covenants and restrictions
contained hereinabove.

N. J. PARKER BUILDERS, INC.

N. J. Parker Builders, Inc.
BY: *Debbie Parker Thigpen, V. Pres.*
Debbie Thigpen its Vice President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public in and for
said County in said State, hereby certify that William
J. Wilkens, Jr., as Project Manager of Southlake
Properties, an Alabama General Partnership, is signed
for 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, in his capacity
as such Project Manager, executed the same voluntarily
on the day the same bears date.

the 10th Given under my hand and official seal this
day of August, 1990.

Notary Public

My Commission Expires:

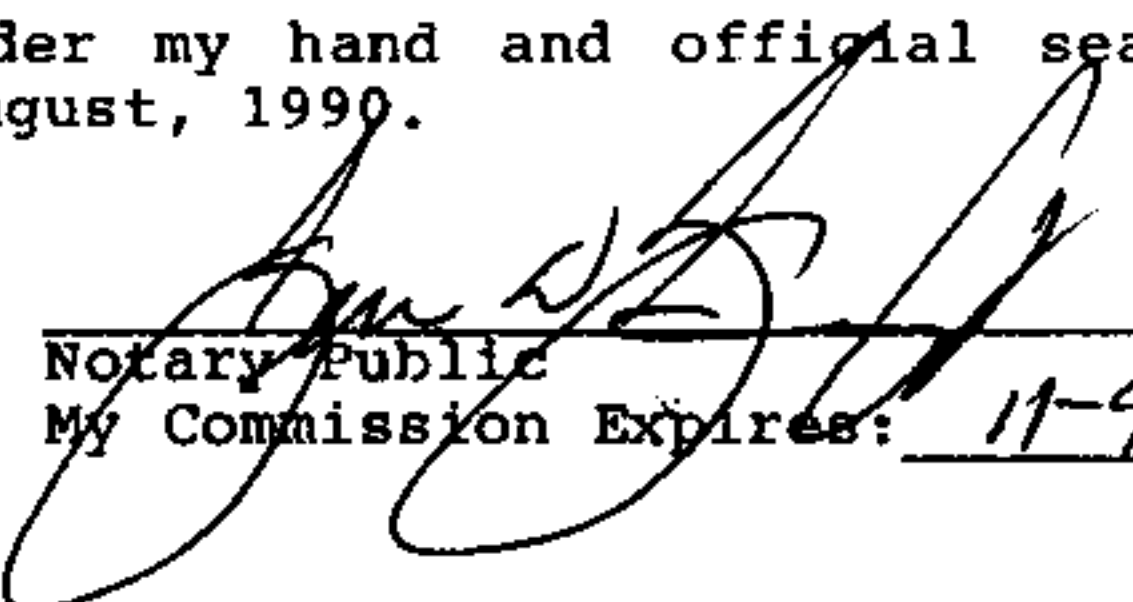
11-9-90

BOOK 306 PAGE 843

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Debbie Thigpen, whose name as Vice President of N. J. PARKER BUILDERS, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

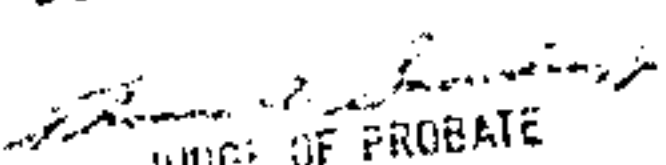
Given under my hand and official seal this the 10th day of August, 1990.


Notary Public
My Commission Expires: 11-9-90

BOOK 306 PAGE 844

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

90 AUG 24 AM 8:15


JUDGE OF PROBATE

1	35.00
2	
3	7.50
4	3.00
5	
6	1.00
7	
8	46.50