

/625

This instrument prepared by:

William W. Brooke, Esq.  
Wallace, Brooke & Byers  
Suite 525, SouthBridge Building  
Birmingham, Alabama 35209

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred and Eighty Thousand Dollars (\$180,000.00) to the undersigned grantors, F. Dixon Brooke, Jr., and wife, Dell S. Brooke, individual residents of Jefferson County, Alabama (hereinafter, collectively, the "GRANTORS"), in hand paid by the grantee herein, the GRANTORS do hereby grant, bargain, sell and convey unto Vivian Anne Gregory, Trustee, Vivian Anne Gregory Revocable Trust, Under Agreement dated September 1, 1983, (hereinafter the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Map and Survey of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama. Together with and including Grantors' interest in Shelby Lake Corporation, with all rights and privileges therein.

SUBJECT TO:

1. General and special taxes due October 1, 1991, and subsequent years.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 182, Page 25.
3. Restrictions appearing of record in Deed Book 172, page 236.
4. Riparian and other rights created by the fact that the subject property fronts on lake.
5. Minerals and all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 303, Page 71.

BOOK 312 PAGE 101

TO HAVE AND TO HOLD to said GRANTEE, as such Trustee, her successors and assigns, forever.

And the GRANTORS to, for themselves, their heirs and assigns, covenant with the GRANTEE, her successors and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise

noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS, their heirs and assigns shall warrant and defend the same to the GRANTEE, her successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, F. Dixon Brooke, Jr., and wife, Dell S. Brooke, GRANTORS, have hereunto set their respective hands and seals this the 28<sup>th</sup> day of September, 1990.

F. Dixon Brooke, Jr.  
F. Dixon Brooke, Jr.

Sheri W. Jones  
Witness to Both

Dell S. Brooke  
Dell S. Brooke

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that F. Dixon Brooke, Jr. and wife, Dell S. Brooke, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 28 day of September, 1990.

W. P. Baker  
NOTARY PUBLIC

My Commission Expires:

3/20/92

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Book

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 OCT -1 AM 9:10  
JUDGE OF PROBATE

1	18.00
2	5.00
3	5.00
4	3.00
5	1.00
Total	\$189.00