

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:
CAROLYN J. SCHUMPP
4554 LAKE VALLEY DR
BIRMINGHAM, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Twenty Four Thousand and no/100 Dollars (\$124,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, SouthLake Construction and Development, Inc., an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto CAROLYN J. SCHUMPP (GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 19, according to the Map of Southlake Townhomes, as recorded in Map Book 12, Page 78 in the Probate Office of Shelby County, Alabama; Less and except the Westerly 2.00 feet thereof; being more particularly described as follows:

Begin at the Southwest corner of Lot 19 of said SouthLake Townhomes and run thence South 68 deg. 10 min. 30 sec. East along the South line of Lot 19 for 2.01 feet to a point; thence run North 28 deg. 09 min. 54 sec. East for a distance of 117.48 feet to a point on the Southerly right of way line of Lake Valley Drive; said point being on a curve, curving to the right in a Northwesterly direction, having a radius of 237.14 feet, an arc of 2.04 feet and a central angle of 0 deg. 29 min. 36 sec.; thence run North 50 deg. 09 min. 24 sec. West along the chord bearing of said curve for a chord distance of 2.04 feet to the Northwest corner of said Lot 19; thence run South 28 deg. 09 min. 54 sec. West along the common line of Lots 19 and 20 of said Subdivision for a distance of 118.12 feet to the point of beginning.
Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1991 are a lien, but not due and payable until October 1, 1991.
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 and Deed Book 4, Page 542 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.

BOOK 332 PAGE 50

CORLEY, MONCUS & WARD, P.C.

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

GRANTEE understands 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.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, William J. Wilkens, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7 day of February, 1991.

SouthLake Construction &
Development, Inc.

By: William J. Wilkens, Jr.
William J. Wilkens, Jr.
Its Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that William J. Wilkens, Jr., whose name as Vice President of SouthLake Construction & Development, Inc., 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, as such officer, and with full authority, executed the same voluntarily, acting in his capacity as such officer as aforesaid.

Given under my hand and official seal of office this 7 day of February, 1991.

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

BOOK 332 PAGE 51

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

91 MAR -6 AM 7:51

[Signature]
JUDGE OF PROBATE

25.00
5.00
4.00
34.00

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|------------------|-------|
| 1. Deed Tax | 25.00 |
| 2. Mtg. Tax | 5.00 |
| 3. Recording Fee | 4.00 |
| 4. Indexing Fee | 0.00 |
| 5. No Tax Fee | 0.00 |
| 6. Certified Fee | 0.00 |
| Total | 34.00 |