

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

525  
SEND TAX NOTICE TO:  
SAM ELLIOTT  
4652 LAKE VALLEY DRIVE  
HOOVER, ALABAMA 35244

STATE OF ALABAMA)  
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED TWELVE THOUSAND and NO/100 DOLLARS (\$112,000.00) 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 SAM ELLIOTT (GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 54 A, according to the Map of Southlake Townhomes, First Addition as recorded in Map Book 13, Page 32 in the Probate Office of Shelby County, Alabama; 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.

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, and executes same to so acknowledge.

\$52,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 352 PAGE 660

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 \_\_\_\_ day of July, 1991.

SOUTHLAKE CONSTRUCTION &  
DEVELOPMENT, INC.

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

Sam Elliott  
SAM ELLIOTT GRANTEE

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 2<sup>nd</sup> day of JULY, 1991.

[Signature]  
Notary Public  
My Commission Expires: 11-9-94

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State hereby certify that Sam Elliott, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of July, 1991.

[Signature]  
Notary Public  
My Commission Expires: 11-9-94

1. Deed Tax 60.00  
2. Map Tax 3.00  
3. Recording Fee 3.00  
4. Notary Fee 1.00  
5. Certified Copy 1.00  
Total 69.00

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

91 JUL 10 AM 8:51

[Signature]  
JUDGE OF PROBATE

60.00  
3.00  
3.00  
1.00  
1.00  
69.00