

Send tax notice to
Janice M. Black
2052 Stone Brook Drive
Birmingham, Alabama 35242

3110
This instrument prepared by
Charles A.J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA
JEFFERSON COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixteen Thousand Five Hundred and No/100 Dollars (\$116,500.00) in hand paid to the undersigned StoneBrook Development Company, An Alabama General Partnership, (hereinafter referred to as "Grantor") by Janice M. Black (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18-A, according to the survey of Stone Brook - First Sector, as recorded in Map Book 13, Page 135 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1991.
2. Restrictive Agreement as set out in Real Volume 220, Page 339.
3. Easement for sanitary sewer lines and water lines in favor of The Water Works & Sewer Board of the City of Birmingham, as recorded in Real Volume 194, Page 1 and Real Volume 194, Page 43.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 207, Page 380.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, Page 553; and Deed Book 32, Page 183.
6. Declaration of Protective Covenants as set out in Real Volume 194, Page 54.
7. Sewer line easement as set out in Real Volume 107, Page 976.
8. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 270, Page 83.
9. Easement to Water Works and Sewer Board of the City of Birmingham in Real Volume 265, Page 522.

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10. Restrictions appearing of record in Real Volume 288, Page 446-462, inclusive; and Real Volume 298, Page 884; and Real Volume 335, Page 542.
11. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real Volume 298, Page 903.
12. 25 ft. building line from Stone Brook Drive; 10 ft. easement along the westerly and southerly lot lines; as shown on recorded map.
13. Easements, restrictions, conditions and rights-of-way of record.

(\$76,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by L.S. Evins, III, as President of Gibson-Anderson-Evins, Inc., General Partner, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 13th day of August, 1991.

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
91 AUG 14 AM 9:59
JUDGE OF PROBATE

STONEBROOK DEVELOPMENT COMPANY

By: Gibson-Anderson-Evins, Inc.

By: L.S. Evins, III
President

STATE OF ALABAMA
JEFFERSON COUNTY

4000
300
300
100
4900

I, the undersigned, a notary public in and for said county in said state, hereby certify that L.S. Evins, III, whose name as President of Gibson-Anderson-Evins, Inc., a corporation formed under the laws of the State of Alabama, in its capacity as General Partner of StoneBrook Development Company, An Alabama General Partnership, formed under the laws of the state of Alabama, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same for and as the act of said corporation in its capacity as General Partner of said partnership on the day the same bears date.

Given under my hand and seal on this the 13th day of August, 1991.

[Signature]
Notary Public

My commission expires: Aug 95

[NOTARIAL SEAL]