

1054
Send tax notice to
Stephen L. Pryor and wife,
Elizabeth T. Pryor
2099 Stone Brook Drive
Birmingham, Alabama 35242

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 Twelve Thousand Eight Hundred and No/100 Dollars (\$112,800.00) in hand paid to the undersigned StoneBrook Development Company, An Alabama General Partnership, (hereinafter referred to as "Grantor") by Stephen L. Pryor and wife, Elizabeth T. Pryor (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto the said Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13-BB, according to a resurvey of Lots 13-A and 13-B, Stone Brook, First Sector, said resurvey being recorded in Map Book 14, Page 82, 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.

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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.
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; 7.5 ft. easement along rear lot line; as shown by recorded map.
13. Easements, restrictions, conditions and rights-of-way of record.

(\$101,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

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TO HAVE AND TO HOLD to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 10th day of September, 1991.

STONEBROOK DEVELOPMENT COMPANY

By: Gibson-Anderson-Evins, Inc.


By: 
L.S. Evins, III
President

STATE OF ALABAMA
JEFFERSON COUNTY

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 10th day of September, 1991.

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Notary Public

My commission expires: Aug 1995

[NOTARIAL SEAL]

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
91 SEP 16 AM 10:49


JUDGE OF PROBATE

| | |
|------------------|-------|
| 1. Seal Fee | 1.50 |
| 2. Notary Fee | 7.50 |
| 3. Recording Fee | 2.50 |
| 4. Indexing Fee | 2.50 |
| 5. No Tax Fee | 1.00 |
| 6. Certified Fee | 1.00 |
| Total | 10.00 |