

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

1171

SEND TAX NOTICE TO:
ANITA ROSEMAN
4580 LAKE VALLEY DRIVE
HOOVER, ALABAMA 35244

\$38,000.00 of the purchase price was
paid from a mortgage executed
simultaneous.

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED THIRTEEN THOUSAND and NO/100 DOLLARS (\$113,000.00) 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 ANITA ROSEMAN (GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 28 A, according to the Map of Southlake Townhomes, Second Addition being a resurvey of Lots 21 through 43, and a part of Lot 44, SouthLake Townhomes, as recorded in Map Book 13, Page 66 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.

Cahaba Title, Inc.

SOUTHLAK.NRS (C)

BOOK 364 PAGE 125

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 27 day of August, 1991.

SOUTHLAKE CONSTRUCTION &
DEVELOPMENT, INC.

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

Anita Roseman
ANITA ROSEMAN 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 27 day of AUGUST, 1991.

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

BOOK 364 PAGE 126

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State hereby certify that ANITA ROSEMAN, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of AUGUST, 1991.

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

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP 17 AM 10:27

[Signature]
JUDGE OF PROBATE

1. Deed Tax	75.00
2. Mfg. Tax	
3. Recording Fee	3.00
4. Indexing Fee	2.00
5. No Tax Fee	
6. Certified Fee	2.00
Total	82.00