

410
Send tax notice to:
Roxanne Davis
2020 StoneBrook Drive
Birmingham, Alabama 35243

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

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand Five Hundred and No/100 Dollars (\$112,500.00) in hand paid to StoneBrook Development Company, an Alabama general partnership (hereinafter referred to as "Grantor") by Roxanne Davis (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 69-A according to the Survey of StoneBrook, First Sector, as recorded in Map Book 13, page 135, in the Probate Office of Shelby County, Alabama.

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SUBJECT TO:

1. Current ad valorem taxes.
2. Restrictive Agreement as set out in REal Volume 220, page 339, and attached as Exhibit C thereto.
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.

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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.
10. Restrictions appearing of record in Real Volume 288, page 446-462, inclusive.
11. Agreement in favor of Alabama Power Company in regard to underground residential distribution in Real Volume 298, page 903, and restrictive covenants pertaining thereto in Real Volume 298, page 884.
12. Restrictions appearing of record in Real Volume 335, page 542.
13. 25 foot building line from StoneBrook Drive; 10 foot easement along the rear lot line; as shown on recorded map.
14. Easements, restrictions, conditions and rights-of-way of record.

\$106,850.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

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., its General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal this the 30th day of September, 1991.

STONEBROOK DEVELOPMENT COMPANY

By: GIBSON-ANDERSON-EVINS, INC.

By: 
L. S. Evins III
Its 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, an Alabama corporation, as General Partner of StoneBrook Development Company, an Alabama general partnership, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as General Partner as aforesaid.

Given under my hand and official seal this 30th day of September, 1999.

Carol A. B...
Notary Public

My commission expires Aug 1995

[NOTARIAL SEAL]

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 OCT -7 AM 10:04

William L. ...
JUDGE OF PROBATE

Deed TAX 6.00
Rec 7.50
Jud 3.00
Cust 1.00
17.50