

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

SEND TAX NOTICE TO:
M. BYROM CORP.
3021 LORNA Rd Ste 203
Birmingham, ALABAMA 35216

value \$ 385,000.00

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED DOLLARS 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 HOWARD BROTHERS DEVELOPMENTS, INC. and M. BYROM CORP. (GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 1 through 30 inclusive, together with Common Areas No. 1 and 2, according to the to the Survey of "The Cottages at Southlake", as recorded in Map Book 16, Page 71, in the Probate Office of Shelby County, Alabama; Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1992 are a lien, but not due and payable until October 1, 1992.
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 and Real 224, Page 535 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 as amended by instrument recorded in 1992-14035; 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 and Map Book 16, Page 71, in said Probate Office.
7. No access to any lake is conveyed by this deed.

\$ ALL of the consideration was paid from the proceeds of a mortgage loan.

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.

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 14 day of July, 1992.

SOUTHLAKE CONSTRUCTION &
DEVELOPMENT, INC.

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

HOWARD BROTHERS DEVELOPMENTS,
INC.

By: Arthur W. Howard
ARTHUR W. HOWARD PRESIDENT

M. BYROM CORP.

By: Marty Byrom
MARTY BYROM - PRESIDENT

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 14 day of JULY, 1992.

[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 Arthur W. Howard, whose name as President of Howard Brothers Developments, 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.

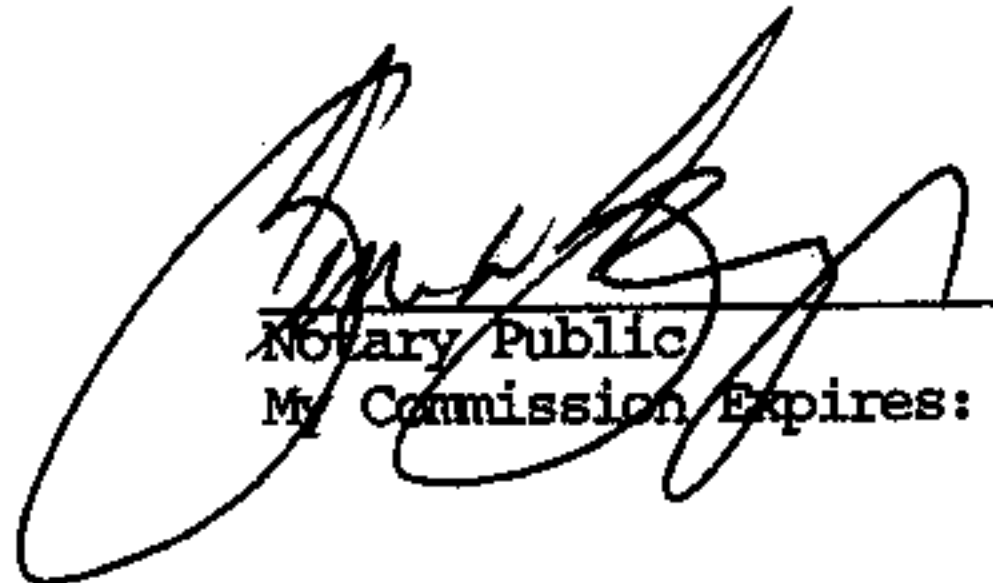
Given under my hand and official seal of office this 14 day of JULY, 1992.

[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 Marty Byrom, whose name as President of M. Byrom Corp., 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 14th day of JULY, 1992.


Notary Public
My Commission Expires: 11/9/94

Inst # 1992-14036

07/15/1992-14036
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

003 NCD 13.50