

This instrument was prepared by

SEND TAX NOTICE TO:

ARTHUR N. WIMBERLY and

CARIE LANE JOHNSON

4013 Kinross Lane

Birmingham, Alabama 35242

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty-Five Thousand Five Hundred Fifteen and No/100 (\$185,515.00) Dollars

to the undersigned grantor, T & T QUALITY HOMES, INC. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

ARTHUR N. WIMBERLY and CARIE LANE JOHNSON

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

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TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Barry J. Turpin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of July 19 92

ATTEST:

T & T QUALITY HOMES, INC.

By Barry J. Turpin Vice President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that Barry J. Turpin whose name as Vice President of T & T QUALITY HOMES, INC. a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 21st day of

July

19 92

[Signature]
Notary Public

EXHIBIT "A"

Lot 303, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, page 99 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. A 35 foot building line from Kinross Lane as shown by recorded plat.
3. A public utility easement as shown by recorded plat.
4. Subdivision described herein includes lots and streets lying in an area where natural lime sinks have occurred.
5. Release of damages as recorded in Deed 92-4588.
6. Declaration of Protective Covenants for Watershed property as recorded in Real Book 194, page 54.
7. Declaration of Protective Covenants as recorded in Real 194, page 254.
8. Articles of Incorporation as recorded in Real 194, page 281 and By-Laws as recorded in Real 194, page 287.
9. Non-exclusive easement and agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham as recorded in Real 194, page 20 and Real 194, page 43.
10. Easement and agreements between AmSouth Bank, N.A. and the Water Works and Sewer Board of the City of Birmingham as recorded in Real 194, page 1 and Real 194, page 40.
11. Drainage agreement between AmSouth Bank, N.A. and Eddleman and Associates as recorded in Real 125, page 238.
12. Reciprocal Agreement with AmSouth Bank, N.A. and Eddleman and Associates as recorded in Real 125, page 249 and Real 199, page 18.
13. Subdivision restrictions regarding single family residences as recorded in Map Book 13, page 99 A & B.
14. Amendment to Declaration of Protective covenants of Brook Highland as recorded in Book 263, page 604.

\$185,515.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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07/23/1992-14877
01:30 PM CERTIFIED