

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:
BEVERLY BAKER CARTER
726 Dauphin Dr
Birmingham, ALABAMA 35214

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWENTY TWO THOUSAND FIVE HUNDRED and NO/100 (\$22,500.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, HOWARD BROTHERS DEVELOPMENTS, INC. an Alabama Corporation and M. BYROM CORP. an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto BEVERLY BAKER CARTER (GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 18, according to the Survey of "THE COTTAGES AT SOUTHLAKE", as recorded in Map Book 16, Page 71 in the Probate Office of Shelby County, Alabama; together with an undivided 1/30th interest in and to the "COMMON AREA" as designated on the said record map.
Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1993 are a lien, but not due and payable until October 1, 1993.
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. Easement to Alabama Power Company as shown by instrument recorded in and Real 224, Page 535 and Real 114, Page 134 in Probate Office.
4. 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.
5. 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 Instrument No. 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 as amended and modified by Map Book 16, Page 71 in said Probate Office.
6. GRANTEE has no right of access to lakes, and may not disturb the "BUFFER".

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 HOWARD BROTHERS DEVELOPMENTS, INC. by its President ARTHUR W. HOWARD, and M. BYROM CORPORATION by its President MARTY BYROM, each who are authorized to execute this conveyance, have hereto

Inst. No. 20313
09/17/1992-20313
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
903 KJS 34.00

Return To:
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

set their respective signatures and seals, this the 2nd day of SEPTEMBER, 1992.

HOWARD BROTHERS DEVELOPMENTS, INC.

By: 
ARTHUR W. HOWARD
Its President

M. BYROM CORPORATION

By: 
MARTY BYROM
Its President

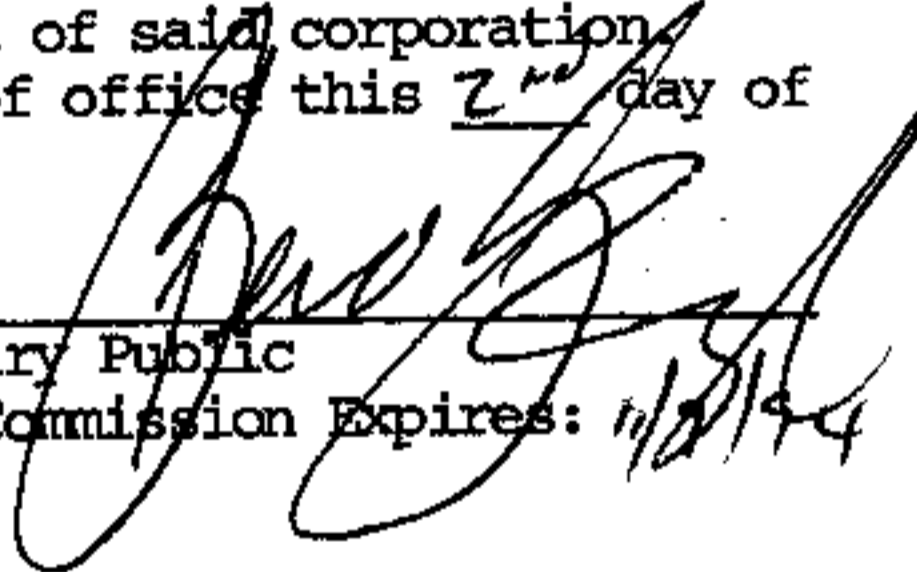
GRANTEE:


BEVERLY BAKER CARTER

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 know 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, for and as the act of said corporation.

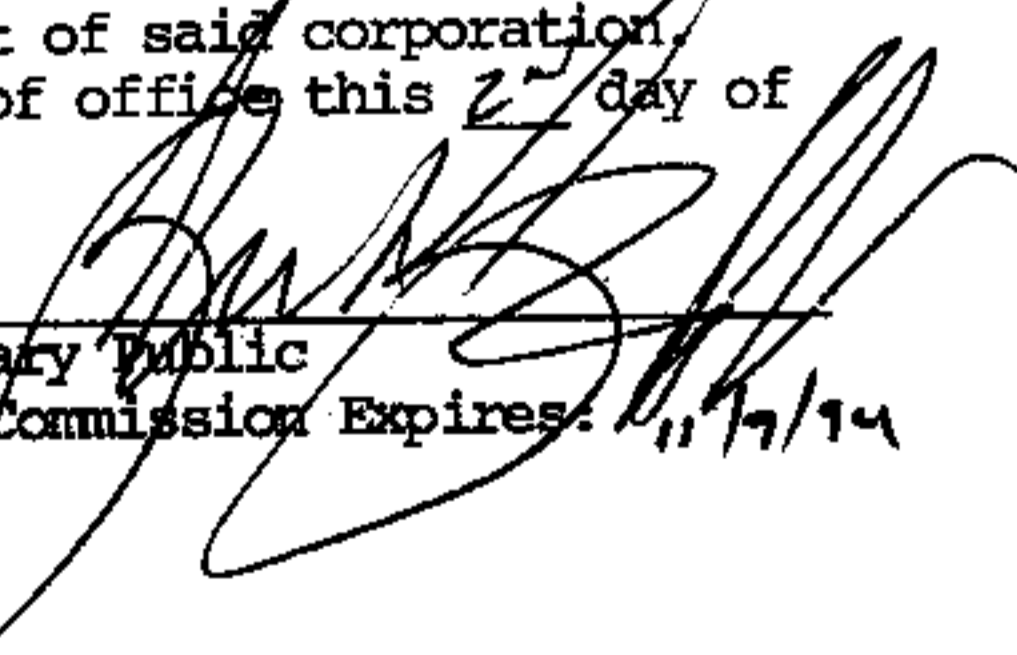
Given under my hand and official seal of office this 2nd day of SEPTEMBER, 1992.


Notary Public
My Commission Expires: 11/27/94

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 CORPORATION, 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, for and as the act of said corporation.

Given under my hand and official seal of office this 2nd day of SEPTEMBER, 1992.


Notary Public
My Commission Expires: 11/27/94

ACKNOWLEDGEMENTS FOR GRANTEE(S)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that _____, whose name as President of _____ 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, for and as the act of said corporation.

Given under my hand and official seal of office this ___ day of SEPTEMBER, 1992.

Notary Public
My Commission Expires:

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State hereby certify that BEVERLY BAKER CARTER whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 3 day of SEPTEMBER, 1992.



Notary Public
My Commission Expires: 11/9/94

Inst # 1992-20313

09/17/1992-20313

08:52 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

003 MJS 34.00