

SEND TAX NOTICE TO:
Bonnie L. Brewer & Ann M. Brewer
5228 Overlook Circle
Birmingham, Alabama 35244
B'HAM, AL 35244

STATUTORY WARRANTY DEED

0367-2920

12/08/1992-29320
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 108.50

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 the Probate Office. Probate Office.
3. Easement to Alabama Power Company as shown by instrument recorded in Real 224, Page 535 and in 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 Owner's Association, as recorded in Real 36, Page 747 and in By-Laws relating thereto as recorded in Real 199, Page 389 in the Probate Office of Shelby County, Alabama, 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 the said GRANTEE~~s~~ as ~~joint tenants, with right of survivorship, their heirs and assigns forever, being the intention of the parties to this conveyance that in case the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES hereinafter named, the grantee hereinafter named shall pass the surviving GRANTEE and if one does not survive the other, then the heirs and assigns of the GRANTEE hereinafter named shall take as tenants in common.~~

GRANTEES understand 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 CORP by its President, MARTY BYROM, each who are authorized to execute this conveyance, have hereto set its signature and seal, this the 20 day of NOV, 1992.

HOWARD BROTHERS DEVELOPMENTS, INC.

By:

Arthur W. Howard
ARTHUR W. HOWARD
its President

M. BYROM CORP

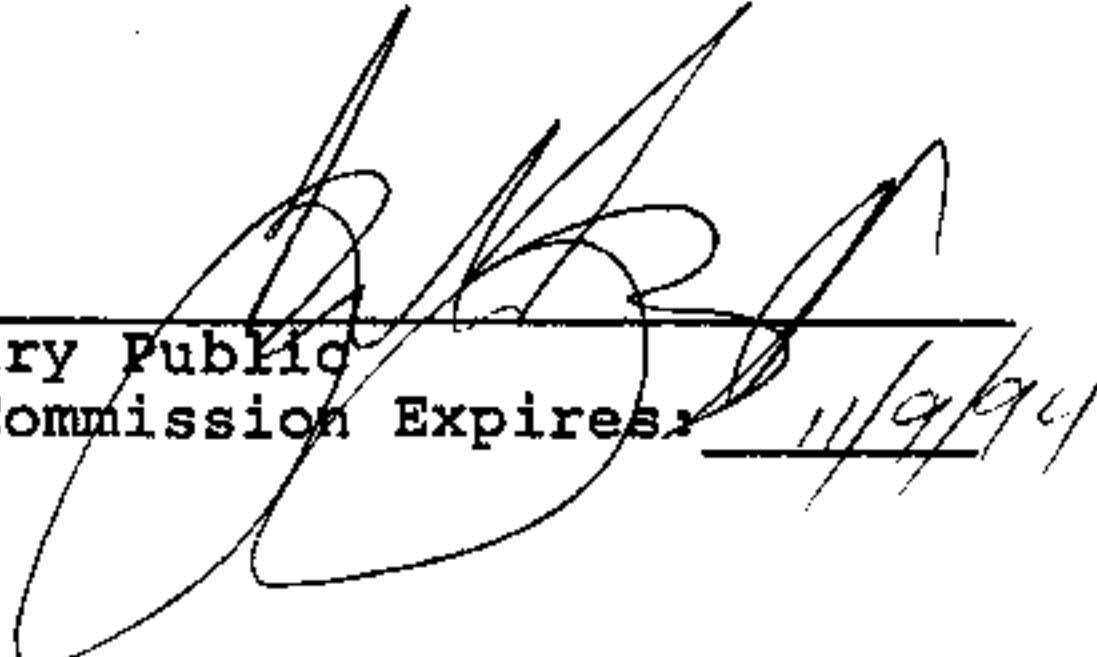
By:

Marty Byrom
MARTY BYROM
its President

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.

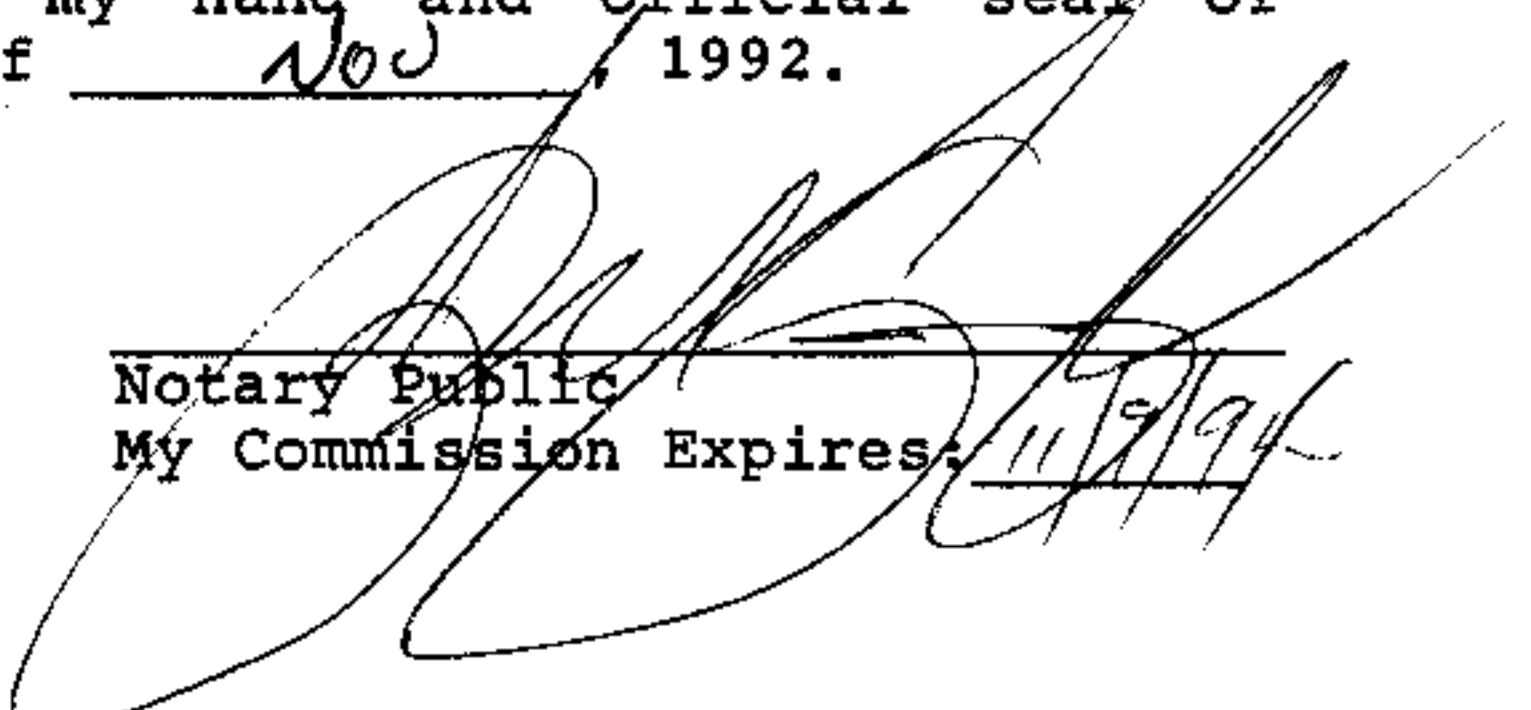
Given under my hand and official seal of office this 20 day of NOV, 1992.


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 20 day of Nov, 1992.


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 BONNIE L. BREWER and n/a whose names are signed to the foregoing Deed; and who are known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, they executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal of office this 20th day of NOVEMBER, 1992.


Notary Public
My Commission Expires: 11/09/94

CORLEY, MONCUS & WARD, P.C.

Inst # 1992-29320

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SOUTHLAK.DED (C)