

This instrument prepared by:
Shannon Sheperd
M. Byrom Corporation
3021 Lorna Road Ste. 203
Birmingham, AL. 35216

SEND TAX NOTICE TO:
M. BYROM CORPORATION
3021 LORNA RD. STE. 203
BIRMINGHAM, ALA. 35216

STATE OF ALABAMA)
SHELBY COUNTY)

#30,000.00

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN DOLLARS and other good and valuable consideration (\$10.00) 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 CORPORATION an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto M. BYROM CORPORATION an Alabama corporation (GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 23, 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 each 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. Titles 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 16, Page 71 in said Probate Office.
6. GRANTEE has no right of access to lakes, and may not disturb the "BUFFER".

All of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD until GRANTEE, its successors and assigns, forever.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, condition and obligations of all protective covenants and restrictions as set out hereinabove, and executes same to so acknowledge.

Inst # 1992-31028

12/22/1992-31028
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 39.00

Furst Ad.

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 set their respective signatures and seals, this the 17 day of December, 1992.

HOWARD BROTHERS DEVELOPMENTS,
INC.

By: *Arthur W. Howard*
ARTHUR W. HOWARD
Its President

M. BYROM CORPORATION

By: *Marty Byrom*
MARTY BYROM
Its President

GRANTEE:

M. BYROM CORPORATION

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 ARTHUR W. HOWARD, whose name as President of HOWARD BROTHER 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, excuted the same voluntarily, for and as the act of said corporation.

Given under my hand and offical seal of office this 5 day of November 1992.

Betty Jean Dodson
Notary Public
My Commission Expires: 7-1-94

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 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, excuted the same voluntarily, for and as the act of said corporation.

Given under my hand and offical seal of office this 5 day of Nov. 1992.

Betty Jean Dodson
Notary Public
My Commission Expires: 7-1-94

ACKNOWLEDGEMENTS FOR GRANTEE(S)

SOUTHLAKE.NRS (C)

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