

SEND TAX NOTICE TO: John Bankhead
2019 Stone Brook Drive
Birmingham, AL 35242
Inst # 1993-04604, 3-904650

PREPARED BY:

STONE, PATTON, KIERCE & FREEMAN
118 North 18th Street
Bessemer, Alabama 35020

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

02/17/1993-04604
12:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 35.50

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED THIRTY THOUSAND FIFTY AND NO/100 DOLLARS (\$130,050.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, the undersigned STONEBROOK DEVELOPMENT COMPANY, AN ALABAMA GENERAL PARTNERSHIP, the General Partner being GIBSON-ANDERSON-EVINS, INC., (herein referred to as GRANTOR), does grant, bargain, sell and convey unto JOHN H. BANKHEAD, IV, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 3-B, according to the survey of Stone Brook-First Sector, as recorded in Map Book 13, Page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT to 1993 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1993;
Easement as set out in Real Vol. 335, Page 542;
Restrictive Agreement of record in Real Vol. 220, Page 339;
Easement for sanitary sewer lines and water lines in favor of The Water Works & Sewer Board of the City of Birmingham, of record in Real Vol. 194, Page 1, and Real Vol. 194, Page 43;
Right-of-Way granted to Alabama Power Company of record in Real Vol. 207, Page 380;
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, Page 553, and Deed Book 32, Page 183;
Declaration of Protective Covenants as set out in Real Vol. 194, Page 54;
Sewer Line easement as set out in Real Volume 107, Page 976;
Right-of-Way granted to Alabama Power Company of record in Real Vol. 270, Page 83;
Easement to Water Works and Sewer Board of the City of Birmingham in Real Vol. 265, page 522;
Restrictions of record in Real Vol. 288, Page 446 - 462, inclusive;
25 foot building line from Stone Brook Drive; 15 foot easement along the rear lot line, as shown on recorded map;
Agreement with Alabama Power Company of record in Real Vol. 298, page 903, together with restrictive covenants pertaining thereto in Real Vol. 298, Page 884; and
Easement and right-of-way of record in Shelby Instrument #1992-26819.

\$103,900.00 of the above recited consideration was furnished to grantee through a loan from First Federal Savings Bank secured by mortgage of said property executed simultaneously with the delivery of this deed.

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
BESSEMER, ALABAMA 35021

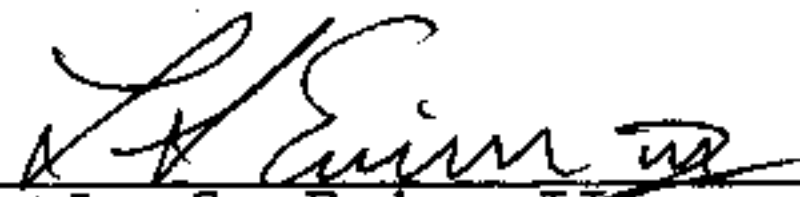
TO HAVE AND TO HOLD to the said grantee, his heirs and assigns FOREVER.

And said Grantor does for itself, its successors and assigns covenant with said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said STONEBROOK DEVELOPMENT COMPANY, AN ALABAMA GENERAL PARTNERSHIP, has caused this conveyance to be executed by its General Partner, on this 15 day of February, 1993

STONEBROOK DEVELOPMENT COMPANY, AN
ALABAMA GENERAL PARTNERSHIP

BY GIBSON-ANDERSON-EVINS, INC.
ITS GENERAL PARTNER

By 
L. S. Evins III
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that L. S. Evins, III as President of GIBSON-ANDERSON-EVINS, INC., whose name as General Partner of STONEBROOK DEVELOPMENT COMPANY, AN ALABAMA GENERAL PARTNERSHIP, 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 Gibson-Anderson-Evins, Inc. in its capacity as such General Partner.

GIVEN under my hand and Official seal, this 15th day of February, 1993.

 
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-3-96

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