

**SEND TAX NOTICE TO:**

**STATUTORY WARRANTY DEED**

05/06/1993-12832  
10:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 74.00

improvements. Grantee does forever release Grantors from all damage arising out of the condition of the soil or for the condition of the surface or sub-surface of the Property, and this release shall constitute a covenant running with the land.

~~6. Option To Purchase Held By Parade Home Builders, Inc. Purchaser takes title subject to the right, but not the obligation of Parade Home Builders, Inc., to purchase the Property at any time during the period of September 27, 1996 through September 27, 1998 at a price equal to the then fair market value, but not to exceed \$75,000.00, this option being exercisable only in the event that Purchaser and Parade Home Builders, Inc. shall not have entered into a contract for the construction of a residence on Lot 11 on or before September 26, 1996.~~

~~Grantors and Grantee agree to resolve all disputes that may arise under this Paragraph 6 through arbitration under the Rules of the American Arbitration Association. The arbitrator shall be empowered to award attorney's fees and expenses to the prevailing party.~~

*revised deed  
6-11-91  
[Signature]*

7. Public utility easements and building setback lines as shown by recorded plat.

8. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 104, Page 213 in Probate Office.

9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights as conveyed in Deed Book 259, Page 635 in Probate Office.

10. Agreement regarding ownership, maintenance and use of Lake as set out in Misc. Book 7, Page 777 in the Probate Office, as to the use of the Lake Property.

11. Flood easement as set out in Deed Book 284, Page 881 in the Probate Office and set out on survey by Gay & Martin, Inc. dated September 13, 1989.

12. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known surface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 257, Page 3 in Probate Office.

13. Rights of riparian owners in and to the use of lake.

14. Restrictions, covenants and conditions as set out in Real 257, Page 3, including restrictions as to ingress and egress by any street than over and upon what is now dedicated and known as Southlake Parkway.

TO HAVE AND TO HOLD, to the said

, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned have caused this conveyance to be executed on this the       day of       , 1990.

[Signature]  
C. L. Athanasuleas

[Signature]  
C. J. Athanasuleas

R. E. Johnson  
R. E. Johnson, as Trustee of  
the Johnson Family Trust, dated  
1988

F. J. Johnson  
F. J. Johnson, as Trustee of  
the Johnson Family Trust, dated  
1988

~~The undersigned Grantee hereby acknowledges notice of the rights of Parade Home Builders, Inc. as set out in Paragraph 6. Grantee also acknowledges notice of and willingness to comply with building and land use restrictions, and, specifically, but without limitation, the requirement that all improvements to the Property are subject to the approval by the Architectural Control Committee. Plans and specifications and a plot plan for all proposed improvements must be submitted to and approved by the Architectural Control Committee before any construction may begin.~~

WITNESS:

K. G. Webb

K. G. Webb

STATE OF CALIFORNIA )

COUNTY OF San Mateo )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. E. Johnson and F. J. Johnson, whose names as Trustees of the Johnson Family Trust, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their capacities as such Trustees, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the  
day of Feb. 25, 1991.

Mary T. Urbach  
Notary Public

My commission expires: Sept. 4, 1993



STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. L. Athanasuleas and wife, C. J. Athanasuleas, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10<sup>th</sup> day of April, 1991.

Thelma Coker  
Notary Public

My commission expires: June 17, 1993

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