

THIS INSTRUMENT PREPARED BY:  
STEWART, DAVIS & HUMPHREY, P.C.  
3800 Colonnade Pkwy, Suite 650  
Birmingham, AL 35243

Send Tax Notice To:

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STATUTORY WARRANTY DEED  
WITH SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-Five Thousand and No/100 Dollars (\$45,000.00) to the undersigned Grantor, SouthLake Properties, an Alabama General Partnership, (herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto WOOD POWERS & HASTINGS CONSTRUCTION, INC. (herein referred to as GRANTEES) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 43, according to the Survey of Southlake Cove, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1993.

Mineral and mining rights, not owned by GRANTOR.

Notice of Permitted Land Uses as recorded in Book 160, Page 492, in the Probate Office of Shelby County, Alabama.

Public Utility easements as shown by recorded plat, including a 7.5 foot easement on the Southeast corner of Lot as shown by plat.

Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 495 in Probate Office.

Right-of-Way granted to Alabama Power Company by instrument recorded in Real 230, Page 795 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 215 Page 504 and covenants pertaining thereto recorded in Real 215, Page 521 in Probate Office.

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 104 in Probate Office.

Rights of riparian owners in and to the use of said Rutherford Lake.

No usable building space to be constructed on an elevation lower than 2 feet above the 100 year flood elevation of lake.

Access to Lots 1 thru 20 shall be restricted to Southlake Cove, as shown by Map Book 12, Page 98.

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 56.00

Inst # 1993-20762

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

SOUTHLAKE PROPERTIES, an  
Alabama General Partnership

By:

William J. Wilkens Jr.  
Project Manager

The GRANTEE executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

WOOD, POWERS & HASTINGS  
CONSTRUCTION, INC.

By:

Michael J. Wood  
Its President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William J. Wilkens, Jr. whose name as Project Manager for SouthLake Properties, 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 this conveyance and with full authority as such officer, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 30th day of June, 1993.

My Commission Expires:

2-4-95

Richard Davis

Notary Public

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