

This instrument was prepared by

SEND TAX NOTICE TO:  
SCOTT D. P. NEWTON and  
LEESA B. NEWTON  
1817 Stone Brook Lane  
Birmingham, Alabama 35242

(Name) DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120  
(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Two Thousand Nine Hundred and No/100 (\$132,900.00) Dollars

to the undersigned grantor, BUILDER'S GROUP, INC. a corporation,  
(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

SCOTT D. P. NEWTON and LEESA B. NEWTON

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

Inst # 1993-22762

08/03/1993-22762  
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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 24.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of July 1993

ATTEST:

BUILDER'S GROUP, INC.

By

President

Secretary

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that Thomas A. Davis whose name as President of BUILDER'S GROUP, INC. a corporation, 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 corporation,

Given under my hand and official seal, this the 26th day of July 19 93

Notary Public

EXHIBIT A  
(Real Estate Description)

Lot 3-A, according to the map of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. Irregular building line on rear and irregular easement in the Southeast corner of subject property as shown by recorded plat.
3. Natural lime sinks as noted on recorded Map 16, page 129.
4. Declaration of Protective Covenants as recorded in Real Volume 288, page 466 and amended in Instrument #93-11895, Articles of Incorporation as recorded in Book 41, page 518 and By-Laws of Stone Brook Residential Association as recorded in Book 41, page 530.
5. Restrictive agreement as recorded in Real Volume 220, page 339.
6. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 194, page 1 and Real Volume 194, page 43.
7. Right of way to Alabama Power Company as recorded in Real Volume 207, page 380.
8. Title to all minerals of every kind and character, within and underlying the premises, together with 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.
9. Declaration of Protective Covenants as recorded in Real Volume 194, page 54.
10. Sewer line easement as recorded in Real Volume 107, page 976.
11. The subdivision herein, including lots and streets, lies in an area where natural lime sinks have occurred.
12. Restrictions as set out in Deed recorded in Instrument #93-11893.

\$116,900.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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