

This instrument was prepared by

(Name).....

(Address).....

Send Tax Notice To:

Michael W. & Sharolyn Sue Cooke
name
#3 Metropolis Dr.
Suite 505
address Birmingham, Al
35209

WARRANTY DEED-

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$43,000.00 Forty-three Thousand and 00/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

M.E. Padgett

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael W. Cooke and Sharolyn Sue Cooke

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2029, according to the survey of Lake Point Estates - 1st Addition, as recorded in Map Book 17, Page 14, in the Office of the Judge of Probate of Shelby County, Alabama.

1). Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges, and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, Beginning at Page 536, in the Office of the Judge of Probate of Shelby County, Alabama, As amended in Miscellaneous Book 17, Beginning at Page 550, in the Office of the Judge of Probate of Shelby County, Alabama, except as follows:

a.) The first sentence of Section 12.20 entitled "Construction Period" shall be deleted and the following sentence shall be inserted in lieu thereof:

"With respect to each Residential Parcel, construction of the residential building is to be completed within one (1) year from date of beginning construction."

2). Said property conveyed by this instrument is hereby subjected TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 1st day of September, 1993.

.....(Seal)
.....(Seal)
.....(Seal)

M. E. Padgett (Seal)
M. E. Padgett
NOTARY PUBLIC DECEMBER 11, 1993 (Seal)
.....(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that M. E. Padgett whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September, A. D., 1993.

James R. Pharris (Seal)
Notary Public

The entire consideration of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

F.A P.O. Box 10247

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH

BIRMINGHAM, ALABAMA 35203-2693

(205) 251-2871

RECORD FEE \$

- 2). to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Lake Point Estates, Recorded in Miscellaneous Book 190, beginning at Page 35, in the Office of the Judge of Probate of Shelby County, Alabama.

Inst # 1993-26840

09/03/1993-26840
09:08 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MJS 12.00