

This instrument was prepared by:  
Clayton T. Sweeney, Esquire  
2700 Highway 280 East  
Suite 150  
Birmingham, Alabama 35223

Send Tax Notice to:

*Stanley E. Bates & Teresa B. Bates*  
*2143 Robert Road*  
*Birmingham, AL 35214*

STATE OF ALABAMA)  
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty Five Thousand and No/100 Dollars (\$35,000.00) to the undersigned grantors, MEADOW BROOK HEIGHTS, an Alabama General Partnership, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said MEADOW BROOK HEIGHTS, an Alabama General Partnership, (hereinafter referred to as "Grantors") does by these presents, grant, bargain, sell and convey unto **STANLEY E. BATES and TERESA B. BATES**, (hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lots 44 and 45, according to the Amended Map of Meadow Brook, 7th Sector, 2nd Phase, as recorded in Map Book 9, Page 138, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad valorem taxes due and payable for the year of 1994, which are a lien but not due and payable until October 1, 1994.
- (2) 35 Foot building setback line reserved from Meadow Brook Road as shown by recorded plat.
- (3) Public utility easements as shown by recorded plat, including a 10 foot easement on the Southwesterly side of Lot 44 and 10 feet on the Northeasterly side and an irregular easement on the Southwesterly sides of Lot 45.
- (4) Restrictions, Covenants, and Conditions, as set out in instrument recorded in Real 22, Page 222, in the Probate Office of Shelby County, Alabama.
- (5) Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed 353, Page 985, in said Probate Office.
- (6) Agreement with Alabama Power Company as to underground cables as recorded in Real 16, Page 232, in said Probate Office.
- (7) Title to all minerals with and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 65, Page 96, in the Probate Office of Shelby County, Alabama.
- (8) Restrictions and limitations to single-family residential construction as set out on the plat recorded in Map Book 9, Page 138, in said Probate Office.
- (9) Only one single family residence shall be constructed on the above described property as said lots have been combined.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, ~~stone formations~~, soil conditions or any other known or unknown ~~subsurface~~ condition that may now or hereafter exist on ~~cause~~ damage to persons,

Inst # 1993-32434

10/18/1993-32434  
05:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MEL 48.50

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CLAYTON T. SWEENEY, ATTORNEY AT LAW

property or buildings. Grantee does forever release Grantor from any damage arising out of the conditions of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

**TO HAVE AND TO HOLD** to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set its hand by its duly authorized officer(s) this 6th day of October, 1993.

SELLER:

MEADOW BROOK HEIGHTS  
an Alabama General Partnership

By:   
DOUGLAS D. EDDLEMAN,  
Its General Partner

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as General Partner of Meadow Brook Heights, an Alabama General Partnership, is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such general partner, and with full authority, executed the same voluntarily for and as the act of said partnership.

6th Given under my hand and office seal of office this the 6th day of October, 1993.

  
Notary Public  
My Commission Expires: 5-29-95

The Grantees execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

Stanley E Bates  
STANLEY E BATES

Teresa B. Bates  
TERESA B. BATES

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STANLEY E. BATES and TERESA B. BATES 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 6th day of October, 1993.

[Signature]  
Notary Public  
My Commission expires: 5-29-95

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