

\$498,750.00 of this loan has been applied to the purchase price (\$ 665,000.00) of the herein described property conveyed to the mortgagor

Send tax notice to:
J-Wes Co., Inc.
1100 East Park Drive
Suite 400
Birmingham, Alabama 35235

This instrument prepared by: *simultaneously*
Charles A. J. Beavers, Jr. *herewith.*
Bradley, Arant, Rose & White
1400 Park Place Tower
2001 Park Place
Birmingham, Alabama 35203

STATE OF ALABAMA)
:
SHELBY COUNTY)

STATUTORY WARRANTY DEED

Inst # 1993-40918

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Sixty-Five Thousand and No/100 Dollars (\$665,000.00) in hand paid to Southlake Properties, an Alabama general partnership ("Grantor") by J-Wes Co., Inc., an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 3 through 11, 24, 25, 26, and 28 through 34, all in Block 3, according to the Survey of Southlake Crest, 1st Sector, as recorded in Map Book 17, page 74, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Current ad valorem taxes
2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, page 572, and Deed Book 219, page 734, in said Probate Office
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 142, page 184, and Real 149, page 12, in said Probate Office
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges

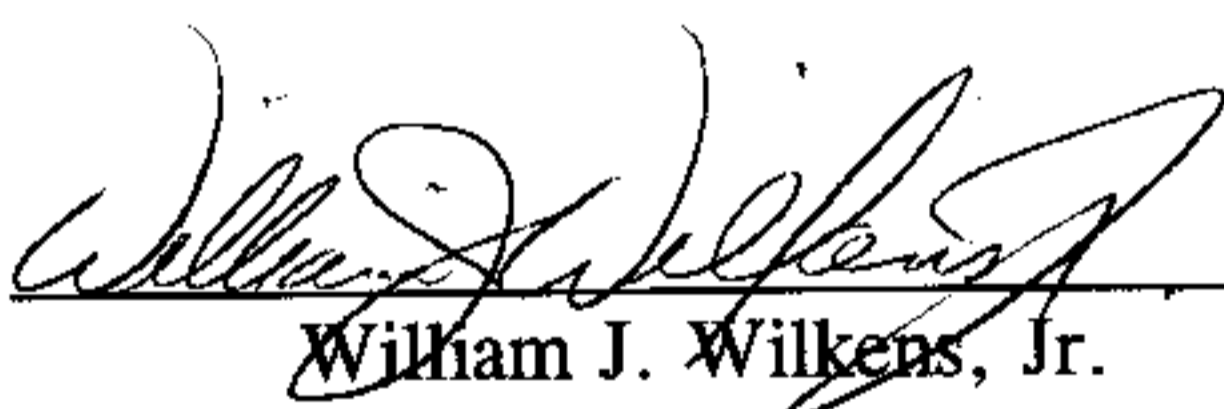
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 180.00

Cabana Title

- and immunities relating thereto, including rights set out in Deed Book 121, page 294, in said Probate Office
5. Restrictions, covenants and conditions as set out in Declaration of Protective Covenants of Southlake (Residential) as recorded in Real 160, page 495, in said Probate Office
 6. Restrictions for land use as set out in Real 160, page 492, in said Probate Office
 7. Building setback lines and public utility easements as shown by recorded plat
 8. Declaration of Protective Covenants for Southlake Crest as recorded as Instrument #1993-30195 in said Probate Office
 9. Articles of Incorporation of Southlake Crest Residential Association, Inc. as recorded as Instrument ##1993-30196 in said Probate Office
 10. Bylaws of Southlake Crest Residential Association, Inc. as recorded as Instrument #1993-30197 in said Probate Office
 11. Agreement with Alabama Power Company as to covenants pertaining thereto recorded as Instrument #1993-24582 in said Probate Office

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly Project Manager on or as of the 15th day of December, 1993.

SOUTHLAKE PROPERTIES

By: 

William J. Wilkens, Jr.
Its Project Manager

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 of Southlake Properties, an Alabama general partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Project Manager and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 1993.



Notary Public

[NOTARIAL SEAL]

My commission expires:

Aug '95

Inst # 1993-40918

12/21/1993-40918
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE