

This instrument was prepared by:  
Sylvia M. Perdue  
3201 Lorna Road  
Birmingham, Alabama 35216

Warranty Deed

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand, Five Hundred and no/100 (\$17,500.00) \_\_\_\_\_ DOLLARS,

to the undersigned grantor, LARRY KENT-TOM LACEY, A JOINT VENTURE

(herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

**REGENCY DEVELOPMENT, INC.**

(herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in

Shelby County, Alabama to wit:

Lot 12, according to the Survey of Bridlewood Parc, Sector Two  
as recorded in Map Book 17, Page 111, in the Probate Office  
of Shelby County, Alabama.

The above lot is conveyed subject to all easements, restrictions, covenants and  
rights of ways of Record and exhibit A attached and hereunto made a part of this conveyance.

Grantee's Address: 2090 Columbiana Road  
Birmingham, Alabama 35216

**TO HAVE AND TO HOLD**, To the said **GRANTEE**, his, her or their heirs and assigns forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEE**, his, her or their heirs and assigns, that it 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 be said **GRANTEE**, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **GRANTOR** by its **MANAGING VENTURER**, LARRY KENT, who is authorized to execute this conveyance, hereto set its signature and seal, this the 4th day of January, 1994.

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

**LARRY KENT-TOM LACEY, A JOINT VENTURE**  
**BY: LARRY KENT, MANAGING VENTURER**

BY: *Larry Kent*  
LARRY KENT, MANAGING VENTURER  
Inst # 1994-00600

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

01/07/1994-00600  
10:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that LARRY KENT whose name as **MANAGING VENTURER** of LARRY KENT-TOM LACEY, A JOINT VENTURE, 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.

Given under my hand and official seal, this the 4th day of January, 1994.

*Carla Martin Link*  
Notary Public

## Exhibit "A"

### Covenant for Storm Water Runoff Control

Grantee does, for itself, its successors and or assigns, herewith covenant and agree to take all measures necessary to prevent sediment and other pollutants in water used in the construction process or storm water run-off from disturbed areas from leaving the boundaries of the lot herein conveyed. Grantee further covenants to exercise Best Management Practices (BMPs) for control of pollutants in storm water runoff and to comply with all city, county and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act and the Alabama Environmental Management Act. Should Grantee fail to comply with this covenant, Grantor does reserve an easement over and across the property herein conveyed for itself, its agents, sub-contractors or assigns in order to install, erect or maintain the appropriate measures to meet or exceed Best Management Practices for the control of pollutants or siltation in storm water runoff. Grantor further reserves the right and authority to impose a lien on the property herein conveyed for the collection of cost incurred in the installation, erection or maintenance of such measures provided grantee does not reimburse Grantor for such cost within 10 days after receipt of written demand. The foregoing shall be and is a covenant running with the land to the benefit of Grantor, its successors and or assigns.

Grantee does hereby acknowledge and agree to the matters stated herein

Angela J. Gunt

# 1994-00600