

\$ 33,750.00 of this loan has been applied to  
the purchase price ( 45,000.00 ) of the herein  
described property conveyed to the mortgagor  
simultaneously herewith.

This Instrument Prepared By:  
Gene W. Gray, Jr.  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:  
ARTHUR HOWARD HOMES, INC.

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in  
consideration of FORTY FIVE THOUSAND and No/100 Dollars  
(\$45,000.00) to the undersigned Grantor, SouthLake  
Properties, an Alabama General Partnership, (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 ARTHUR HOWARD HOMES, INC.  
(herein referred to as GRANTEE), the following  
described real estate, situated in Shelby County,  
Alabama, to-wit:

Lot 16, according to the survey of  
South Lake Cove, a residential  
subdivision, as recorded in Map  
Book 12, Page 98, in the Probate  
Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1,  
1994.

Mineral and mining rights, not  
owned by GRANTOR.

Notice of Permitted Land Uses as  
recorded in Book 160, Page 492, in  
the Probate Office of Shelby  
County, Alabama.

Restrictions, covenants and condi-  
tions as set out in instrument  
recorded in Real 160, page 495 in  
Probate Office.

Right-of-Way granted to Alabama  
Power company by instrument record-  
ed in Real 230, Page 795 in Probate  
Office.

Agreement with Alabama Power  
company as to underground cables  
recorded in Real 215, Page 521 and  
Real 290, Page 996; and covenants  
pertaining thereto recorded in Real  
215, Page 504 in Probate Office.

Title to all minerals within and  
underlying the premises, together  
with all mining rights and other  
rights, privileges and immunities  
relating thereto, including rights  
set out in Deed Book 127, Page 104  
in Probate Office.

No usable building space to be  
constructed on an elevation  
lower than 2 feet above the 100 year  
flood elevation of lake.

SLCOVE.NRS (C)

01/11/1994-01004  
09:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCO 22.50

Inst # 1994-01004

Alabama Title

Access to Lots 1 thru 20 shall be restricted to Southlake Cove, as shown by Map Book 12, Page 98.

\$ 33,750.00 of the consideration was paid from a mortgage loan.

TO HAVE AND TO HOLD unto said GRANTEE, its successors and assigns, forever.


IN WITNESS WHEREOF, the said Grantor, by its duly authorized Project Manager, who is authorized to execute this conveyance, has hereunto set its hand and seal this the \_\_\_\_ day of JANUARY, 1994.

SOUTHLAKE PROPERTIES, an  
Alabama General Partnership

  
William J. Wilkens, Jr.  
Project Manager

The GRANTEE executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

ARTHUR HOWARD HOMES, INC.

  
ARTHUR W. HOWARD  
PRESIDENT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that William J. Wilkens, Jr., as Project Manager of Southlake Properties, an Alabama General Partnership, is signed for 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, in his capacity as such Project Manager, executed the same voluntarily on the day the same bears date.

the 7<sup>th</sup> Given under my hand and official seal this day of JANUARY, 1994.

  
Notary Public  
My Commission Expires: 11/9/94

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that ARTHUR W. HOWARD whose name as President of ARTHUR HOWARD HOMES, INC. 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 in his capacity as such officer, executed the same voluntarily on the day the same bears date.

the 7<sup>th</sup> Given under my hand and official seal this day of JANUARY, 1994.

  
Inst. # 1994-01004  
Notary Public  
My Commission Expires: 11/9/94

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