

Send tax notice to:
Builder's Group, Inc.
#1 Office Park Circle, Suite 330
Birmingham, Alabama 35223

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

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Three Thousand Eight Hundred Eighty-Five and No/100 Dollars (\$33,885.00) in hand paid to StoneBrook Development Company, an Alabama general partnership ("Grantor") by Builder's Group, Inc., an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25-B according to the map of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Current ad valorem taxes
2. Natural lime sinks as noted on the recorded subdivision map as recorded in Map Book 16, page 129
3. Declaration of Protective Covenants in Real Volume 288, page 466, and amended by First Amendment to Declaration of Protective Covenants recorded as Instrument #1993-11895; the Articles of Incorporation of StoneBrook Residential Association, Inc. in Book 41, page 518; and the Bylaws of StoneBrook Residential Association, Inc. in Book 41, page 530
4. Restrictions as shown on recorded map
5. Easements and building line as shown on recorded map
6. Restrictive Agreement as set out in Real Volume 220, page 339, and attached as Exhibit "C" thereto
7. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 194, page 1, and Real Volume 194, page 43
8. Right-of-way granted to Alabama Power Company by instrument(s) recorded in Real Volume 207, page 380, and Real Volume 270, page 83

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9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, page 553, and Deed Book 32, page 183
10. Declaration of Protective Covenants as set out in Real Volume 194, page 54
11. Sewer line easement as set out in Real Volume 107, page 976
12. Restrictions, easements, reservations, rights-of-way, and covenants of record

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

IN WITNESS WHEREOF, this instrument has been executed by its duly authorized General Partner on the 22nd day of February, 1994.

STONEBROOK DEVELOPMENT COMPANY
An Alabama General Partnership

By: PINE BROOK LAKES, INC.
An Alabama Corporation
As General Partner

By: _____

I. L. O'Sullivan, Jr.
Its Vice President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that I. L. O'Sullivan, Jr., whose name as Vice President of Pine Brook Lakes, Inc., an Alabama corporation, as General Partner in StoneBrook Development Company, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as such General Partner.

Given under my hand and official seal the 22nd day of February, 1994.

Edna Cannon

Notary Public

[NOTARIAL SEAL]

My commission expires: 5/16/1994

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