

This instrument was prepared by

SEND TAX NOTICE TO:

(Name) BRUCE A. BURTTRAM  
3414 Old Columbiana Road  
(Address) Birmingham, AL 35226



PETER A. NICE  
129 Euclid Avenue  
Birmingham, AL 35213

WARRANTY DEED

STATE OF ALABAMA  
JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the Consent Order in Shelby County, Alabama, Circuit  
Court Case Number: CV93-179 MJ

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we,

PETER ADAMS NICE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

PETER ADAMS NICE

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

*Deed being re-  
recorded to add  
restrictive cove-  
nants.  
BB*

A two acre tract of land located in NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 11, Township 21 South, Range 2 West, described as follows: Begin at the SE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and run thence north 417.42 feet to a point; thence run west 208.71 feet; thence run south 417.42 feet to the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run east along the south line of the  $\frac{1}{4}$ - $\frac{1}{4}$  section to the point of beginning. Said tract is a two acre tract in the southeast corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section. Minerals and mining rights excepted. Also, together with an appurtenant easement 25 feet in width over, on and across that portion of CLAIRE M. NICE's ten acre tract lying west of Arabian Road for the purpose of providing ingress and egress to and from the hereinabove described property to Arabian Road.

This conveyance is made specifically subject to those restrictive covenants now running with the eastern adjacent property (being the South  $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 11, Township 21 South, Range 2 West) as it is the Grantor's intent to convey this property under the same restrictive covenants that now exist for the Lake Woodmere, Inc., property, formerly referred to in previous years as Green Valley, Inc. The specific restrictions and limitations to which this property is now being subjected are TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. (CONTINUED ON REVERSE)

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of March, 19 94.

(SEAL)

*Peter Adams Nice*  
PETER ADAMS NICE

(SEAL)

(SEAL)

Inst # 1994-11464

04/07/1994-11464

02123 PM CERTIFIED

(SEAL)

SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 12:00

(SEAL)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority

in said State, hereby certify that

PETER ADAMS NICE, a married man

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of March, A.D. 19 94

MY COMMISSION EXPIRES OCTOBER 1997

Notary Public

LEGAL CONTINUED:

recorded in Deed Book 204, Page 206; Deed Book 226, Page 619; Deed Book 243, Page 117; Deed Book 252, Page 767; and Restrictions recorded in Instrument Number 1993-14510, having been recorded on May 20, 1993, in the Office of the Judge of Probate, Shelby County, Alabama

The land conveyed as referenced on this deed by the Grantor to the Grantee (who is one and the same person) is not the homestead of either himself or his wife; is the same property as previously received by him from CHARLES M. NICE and CLAIRE M. NICE, by deed dated March 1, 1993; and said conveyance is done pursuant to the terms and conditions of the Order of The Honorable William E. Hereford, Judge of Circuit Court, dated December 30, 1993, in Shelby County, Alabama, Circuit Court Case Number: CV93-179 MJ.

Inst # 1994-11464

04/07/1994-11464  
02:23 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 12.00

Return to:

PETER ADAMS NICE

TO

PETER ADAMS NICE

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF

Recording Fee \$

Deed Tax \$

\$

This form furnished by

*Jefferson Land Title Services Co., Inc.*  
215 21ST NORTH • P.O. BOX 10481 • PHONE (205) 378-6876  
BIRMINGHAM ALABAMA 35201

ALBMS 108

Mississippi Valley Title Insurance Company