

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM, ALABAMA 35226

SEND TAX NOTICE TO:
Hilda Lopez Alexander
5205 Overlook Circle
Birmingham, AL 35244

STATE OF ALABAMA)
JEFFERSON COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Twenty-Seven thousand and No/100 (\$27,000.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **HOWARD BROTHERS DEVELOPMENT, INC.** An Alabama Corporation and **M. BYROM CORPORATION**, An Alabama Corporation (Grantor) does grant, bargain, sell and convey unto **HILDA LOPEZ ALEXANDER** (Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of "THE COTTAGES AT SOUTHLAKE", as recorded in Map Book 16, Page 71 in the Probate Office of Shelby County, Alabama; together with an undivided 1/30th interest each in and to the "COMMON AREA" as designated on the said record map; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1994 are a lien, but not due and payable until October 1, 1994.

2. Restrictions, covenants and conditions as set out in instrument recorded in Real 160, Page 495 and Restrictions for Land Use recorded in Real 160, Page 492 in Probate Office.

3. Easement to Alabama Power Company as shown by instrument recorded in Real 224, Page 535 and Real 114, Page 134 in Probate Office.

4. Titles 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 140 and Deed Book 4, Page 542, in Probate Office.

5. Declaration of covenants, Conditions, Restrictions and Easements for Southlake Townhomes, a Townhome Association recorded in Real 199, Page 367 as amended by instrument recorded in Instrument No. 1992-14035, Articles of Incorporation of Southlake Townhomes Owners' Association, as recorded in Real 199, Page 389 and in By-Laws relating thereto, and in Map Book 16, Page 71 in said Probate Office.

6. Grantee has no right of access to lakes, and may not disturb the "BUFFER".

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

Inst # 1994-19247

P.O. Box 381463
Bham, AL
35238-1463

06/16/1994-19247
12:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 40.50

Inst # 1994-19247

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by them, and that they will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under them, but against none other.

Grantee understands that acceptance of this deed constitutes acceptance of all the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove, and executes same to so acknowledge.

IN WITNESS WHEREOF, the said Howard Brothers Developments, Inc. by its President Arthur W. Howard and M. Byrom Corporation by its President Marty Byrom, each who are authorized execute this conveyance, has hereto set their respective signatures and seal this the 31 day of January, 1994.

HOWARD BROTHERS DEVELOPMENTS,
INC.

By: Arthur W. Howard
Arthur W. Howard
Its President

M. BYROM CORPORATION

By: Marty Byrom
Marty Byrom
Its President

GRANTEE:

Hilda Lopez Alexander
HILDA LOPEZ ALEXANDER
Grantee

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marty Byrom, whose name as President of M. Byrom Corporation, a corporation, 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 for and as the act of said corporation.

Given under my hand and official seal this the 31 day of January, 1994.

Kathleen E. Howard
NOTARY PUBLIC
MY COMMISSION EXPIRES:

My Commission Expires 1-23-96

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur W. Howard, whose name as President of Howard Brother Developments, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 31 day of January, 1994.

Arthur W. Howard
Notary Public

MY COMMISSION EXPIRES:

My Commission Expires 1-23-96

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said said State, hereby certify that Hilda Lopez Alexander whose name 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, she executed the same voluntarily on the day the same bears date.

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

Catherine A. Boring
Notary Public

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES JANUARY 4, 1997

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