

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:  
Martha S. Beene  
5209 Overlook Circle  
Birmingham, AL 35244

Inst # 1994-23177

STATE OF ALABAMA)  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED FIFTY SIX THOUSAND NINE HUNDRED and No/100 Dollars (\$156,900.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **ARTHUR HOWARD HOMES, INC.**, an Alabama Corporation does grant, bargain, sell and convey unto **MARTHA S. BEENE** (GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to the Amended Map of "THE COTTAGES AT SOUTHLAKE", as recorded in Map Book 16, Page 139 in the Probate Office of Shelby County, Alabama; together with an undivided 1/30 interest in and to the "COMMON AREA" as designated on the said record map.

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 and Real 224, Page 535 and Real 114, Page 134 in Probate Office.
4. 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 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 12, Page 78, and as amended and modified by Map Book 16, Page 71 in said Probate Office.
6. GRANTEE has no right of access to lakes, and may not disturb the "BUFFER".

\$ - 0 - of the consideration was paid from a mortgage loan.

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

GRANTEE understands that acceptance of this deed

SOUTHLAK.NRS (C)

07/22/1994 Inst # 1994-23177  
03:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD 168.00

Inst # 1994-23177

constitutes acceptance of all of 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 ARTHUR HOWARD HOMES, INC., by its President, ARTHUR W. HOWARD, who is authorized to execute this conveyance, has heretofore set his signature and seals, this the \_\_\_\_\_ day of July, 1994.

ARTHUR HOWARD HOMES, INC.

By: 

ARTHUR W. HOWARD  
Its President

GRANTEES

  
MARTHA S. BEENE

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 ARTHUR HOWARD HOMES, INC., is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, 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 of office this 22 day of JULY, 1994.

  
Notary Public-Gene W. Gray, Jr.  
My Commission Expires: 11/09/94

ACKNOWLEDGEMENTS FOR GRANTEE(S)

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that MARTHA S. BEENE, whose name is signed to the foregoing deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 22 day of JULY, 1994.

  
Notary Public  
My Commission Expires:

07/22/1994-23177  
03:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 168.00

SOUTHLAK.NRS (C)

Inst # 1994-23177