

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:
BANKS HOME BUILDING, INC
3014 Pomphouse Circle
B'ham, AL 35243

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of FORTY SIX THOUSAND AND No/100 Dollars (\$46,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **HOWARD BROTHERS DEVELOPMENTS, INC.,** and **M. BYROM CORPORATION,** both Alabama Corporations (GRANTORS) do grant, bargain, sell and convey unto **BANKS HOME BUILDING, INC.** (GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 29 and 30 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 1/30TH 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 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".

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

TO HAVE AND TO HOLD unto said GRANTEE.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and

SOUTHLAK.NRS (C)

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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 who are authorized to execute this conveyance, have heretofore set their signatures and seals, this the 21 day of July, 1994.

M. BYROM CORPORATION

HOWARD BROTHERS DEVELOPMENTS, INC.

By: Marty Byrom
MARTY BYROM
Its President

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

GRANTEES:
BANKS HOME BUILDING, INC.

Stuart N. Banks
STUART N. BANKS

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 BROTHERS DEVELOPMENTS, 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.

21st Given under my hand and official seal of office this day of JULY, 1994.

Notary Public
My Commission Expires:

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that MARTY BYROM, whose name as President of M. BYROM CORPORATION., 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.

21st Given under my hand and official seal of office this day of JULY, 1994.

Notary Public
My Commission Expires:

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that STUART N. BANKS, whose name as President of BANKS HOME BUILDING, 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,

SOUTHLAK.NRS (C)

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

My Commission Expires: 11/9/94

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