

Send Tax Notice to:

J-Wes Company, Inc.
1100 E. Park Dr.
Suite 400
Birmingham, AL 35235

Prepared by:

Timothy A. Masse
1100 E. Park Dr.
Suite 301
Birmingham, AL 35235

STATE OF ALABAMA

JEFFERSON COUNTY

The full purchase price was paid from mortgage loan.
Closed simultaneously herewith.

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty Thousand and No/100 Dollars (\$420,000.00) in hand paid to Southlake Properties, an Alabama general partnership ("Grantor") by J-Wes Company, Inc. an Alabama Corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 45, 46, 47, 48, 49, 50, 51, 52, 53, and 54, all in Block 2, according to the Survey of Southlake Crest, 2nd Sector, as recorded in Map Book 18 page 69 in the Probate office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Lots 35 and 36, all in Block 3, according to the Survey of Southlake Crest, 2nd Sector, as recorded in Map Book 18 page 69 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the following:

1. Current Ad Valorem Taxes.
2. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, page 572, and Deed Book 219, page 734, in said Probate Office.
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 142, page 184, and Real 149, Page 12, in said 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 121, page 294, in said Probate Office.
5. Restrictions, covenants and conditions as set out in Declaration of Protective Covenants of Southlake (Residential) as recorded in Real 160, page 495, in said Probate Office.

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6. Restrictions for land use as set out in Real 160, page 492, in said Probate Office.
7. Building setback lines and public utility easements as shown by recorded plat.
8. Declaration of Protective Covenants for Southlake Crest as recorded as Instrument #1993-30195 in said Probate Office.
9. Articles of Incorporation of Southlake Crest Residential Association, Inc. as recorded as Instrument #1993-30196 in said Probate Office.
10. Bylaws of Southlake Crest Residential Association, Inc. as recorded as Instrument #1993-30197 in said Probate Office.
11. Agreement with Alabama Power Company as to covenants pertaining thereto recorded as Instrument #1993-24582 in said Probate Office.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly Project Manager on or as of the 13th day of June, 1994.

SOUTHLAKE PROPERTIES

By: 
William J. Wilkens Jr.
Its Project Manager

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that William J. Wilkens, Jr. whose name as Project Manager of Southlake Properties, 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 Project Manager and with full authority, executed the same voluntarily for and as the act of said partnership on the date the same bears date.

Given under my hand and official seal this the 13th day of June, 1994.

K.O. Bell

Notary Public

(NOTARIAL SEAL)

My Commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Nov. 18, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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