

Send tax notice to:  
Builder's Group, Inc.  
#1 Office Park Circle, Suite 330  
Birmingham, Alabama 35223

~~This~~ instrument prepared by:  
Charles A. J. Beavers, Jr.  
Bradley, Arant, Rose & White  
1400 Park Place Tower  
Birmingham, Alabama 35203

STATE OF ALABAMA )

SHELBY COUNTY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-Nine Thousand Seven Hundred Seventy and No/100 Dollars (\$69,770.00) in hand paid to StoneBrook Development Company, an Alabama general partnership ("Grantor") by Builder's Group, Inc., an Alabama corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 30AA and 30BB according to a resubdivision of Lots 30-A, 30-B and 30-C, The Cottages of Brook Highland, as recorded in Map Book 19, page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Current ad valorem taxes
2. Natural line sinks as noted on the recorded subdivision map as recorded in Map Book 16, page 129, resurvey in Map Book 19, page 45
3. Declaration of Protective Covenants in Real Volume 288, page 466, and amended by First Amendment to Declaration of Protective Covenants recorded as Instrument #1993-11895; the Articles of Incorporation of StoneBrook Residential Association, Inc. in Book 41, page 518; and the Bylaws of StoneBrook Residential Association, Inc. in Book 41, page 530
4. Restrictions as shown on recorded map
5. Easements and building line as shown on recorded map
6. Restrictive Agreement as set out in Real Volume 220, page 339, and attached as Exhibit "C" thereto
7. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 194, page 1, and Real Volume 194, page 43

12/21/1994-37117  
03:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 83.50

Inst # 1994-37117

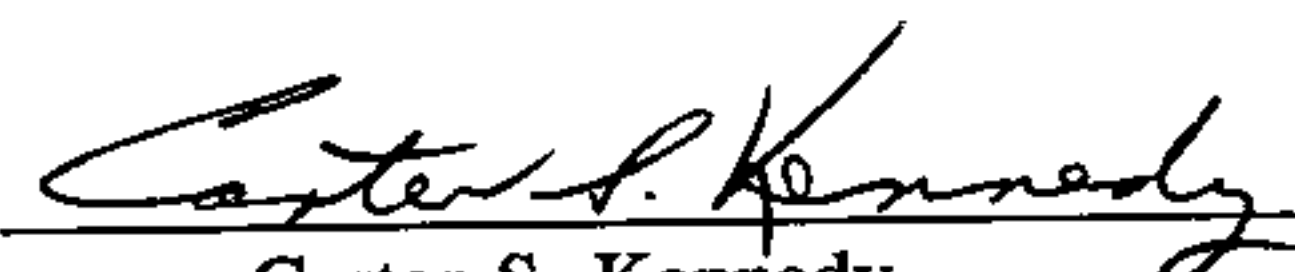
8. Right-of-way granted to Alabama Power Company by instrument(s) recorded in Real Volume 207, page 380, and Real Volume 270, page 83
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, page 553, and Deed Book 32, page 183
10. Declaration of Protective Covenants as set out in Real Volume 194, page 54
11. Sewer line easement as set out in Real Volume 107, page 976
12. Restrictions, easements, reservations, rights-of-way, and covenants of record

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

IN WITNESS WHEREOF, this instrument has been executed by its duly authorized General Partner on the 16th day of December, 1994.

STONEBROOK DEVELOPMENT COMPANY  
An Alabama General Partnership

By: PINE BROOK LAKES, INC.  
An Alabama Corporation  
As General Partner

By:   
Carter S. Kennedy  
Its President

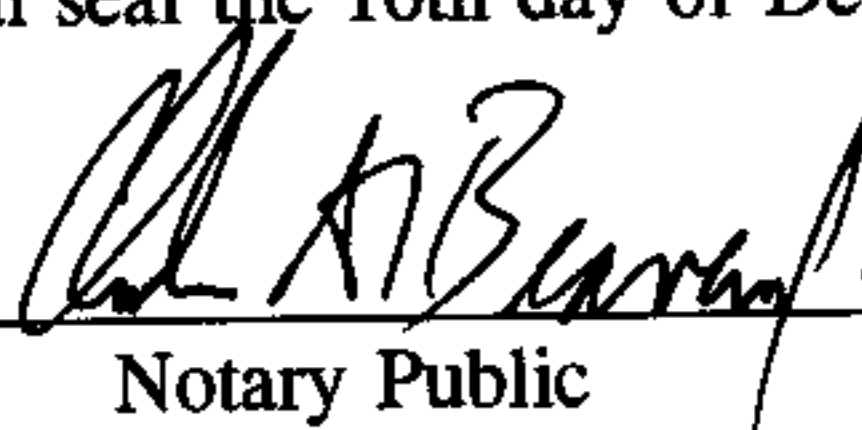
STATE OF ALABAMA

JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carter S. Kennedy, whose name as President of Pine Brook Lakes, Inc., an Alabama corporation, as General Partner in StoneBrook Development Company, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation, in its capacity as such General Partner.

Given under my hand and official seal the 16th day of December, 1994.

  
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Notary Public

[NOTARIAL SEAL]

My commission expires: 1-7-95

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