

This Instrument Prepared By:
Timothy A. Massey
1100 East Park Drive
Birmingham, Al 35235

Send Tax Notice To:
J-Wes Company, Inc.
1100 East Park Drive
Suite 400
Birmingham, Alabama 35235

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO MILLION SIX HUNDRED NINETY-FIVE THOUSAND AND NO/100 (\$2695000.00) Dollars 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 1, 2, 3, 4, 7, 9 and 16 through 39, inclusive, all in Block 1; Lots 1 through 39, inclusive, all in Block 2; Lots 39 through 46, inclusive, all in Block 3, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said 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 119, Page 12, in said Probate Office.
4. Agreement with Alabama Power Company as to covenants, recorded as Instrument #1993-24582, in said Probate Office.
5. Title to all minerals withing 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.
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160, Page 195, and as Instrument #1993-30195, in said Probate Office.
7. Restrictions for land use as set out in Real 160, Page 492, in said Probate Office.

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Inst # 1994-37490

Cahaba Title

8. Building setback lines and public utility easements as shown by recorded plat.
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. Easements, restrictions, covenants, reservations and rights-of-way of record.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized Project Manager on or as of the 23rd day of December, 1994.

SOUTHLAKE PROPERTIES, AN ALABAMA
GENERAL PARTNERSHIP

By: *William Wilkins*
Bill Wilkins
Its: Project Manager

STATE OF ALABAMA ()
COUNTY OF JEFFERSON ()

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bill Wilkins, 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 such instrument, he, as such Project Manager and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal, this the 23rd day of December, 1994.

Ch A Maney
Notary Public
My Commission Expires: *5/1/96*

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