

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.
1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM, ALABAMA 35226

Lee C. Harper
5225 Overlook Circle
Birmingham, AL 35244

STATE OF ALABAMA)

JEFFERSON COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Seventy-six Thousand and No/100 (\$176,000.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **M. BYROM CORPORATION**, An Alabama Corporation (Grantor) does grant, bargain, sell and convey unto **Lee C. Harper** (Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9A, according to Byrom's Re-survey as recorded in Map Book 18, Page 126 in the Probate Office of Shelby County, Alabama, being a re-survey of part of the Survey of "THE COTTAGES AT SOUTHLAKE", as recorded in Map Book 16, Page 130 in the Probate Office of Shelby County, Alabama; together with an undivided 3/60th interest each in and to the "COMMON AREA" as designated on the said record map recorded in Map Book 16, Page 139.

Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1995 are a lien, but not due and payable until October 1, 1995.
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 Real 224, Page 535 and Real 114, Page 134 in Probate Office.
4. Titles 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 16, Page 71 in said Probate Office.
6. Grantee has no right of access to lakes, and may not disturb the "BUFFER".

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SHELBY COUNTY JUDGE OF PROBATE
002 NCB 54.00

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

Grantee understands that acceptance of this deed constitutes acceptance of all the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove, and executes same to so acknowledge.

IN WITNESS WHEREOF, M. Byrom Corporation by its President Marty Byrom, who is authorized to execute this conveyance, has hereto set his respective signature and seal this the 15TH day of December, 1994.

M. Byrom Corporation

By: Marty Byrom
Marty Byrom
Its: President

Lee C. Harper
Lee C. Harper
Grantee

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marty Byrom, whose name as President of M. Byrom Corporation, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 this the 15th day of December, 1994.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/23/96

Inst # 1994-37585

12/28/1994-37585

02:48 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 54.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee C. Harper, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 1994.

[Signature]
Notary Public

My Commission Expires: 2/23/96