

This instrument prepared by:  
John N. Randolph, Attorney  
Skote & Pernutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Neil Lee

2009 Stonebrook Drive  
Birmingham, AL 35242

**WARRANTY DEED**

**State of Alabama**

**KNOW ALL MEN BY THESE PRESENTS,**

**Shelby County**

That in consideration of **One Hundred Thirty-Two Thousand Seven Hundred and 00/100'S \*\*\* Dollars (\$132,700.00)** to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Edward A. Langston, unmarried** (herein referred to as grantors) do grant, bargain, sell and convey unto **Neil Lee** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-A, according to the Survey of Stone Brook, First Sector, as recorded in Map Book 13, page 135, in the Probate Office of Shelby County, Alabama.

Subject to:

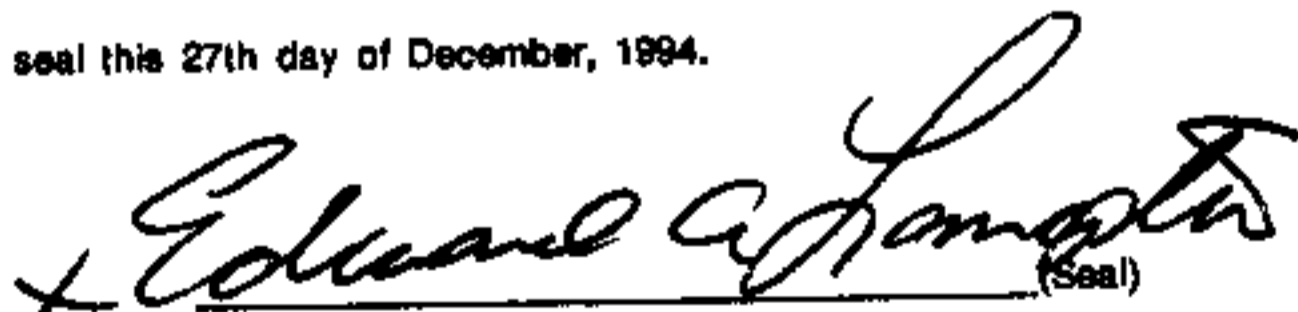
1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Restrictive Agreement as set out in Real Volume 220, page 339.
3. Easement for Sanitary Sewer lines and water lines in favor of The Water Works & Sewer Board of The City of Birmingham, as recorded in Real Volume 194, page 1; and Real Volume 194, page 43.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 207, page 380.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rightem 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.
6. Declaration of Protective Covenants as set out in Real Volume 194, page 54, and the Articles of Incorporation of Stonebrook Residential Association, Inc., in Book 41, page 518, and the By-Laws of Stonebrook Residential Association, Inc., in Book 41, page 530.
7. Sewer line easement as set out in Real Volume 107, page 976.
8. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 270, page 83.
9. Easement to Water Works and Sewer Board of The City of Birmingham in Real Volume 265, page 622.
10. Restrictions appearing of record in Real Volume 268, page 446 -462, inclusive; Real Volume 298, page 884; Real Volume 335, page 542; and Instrument Number 1993 -11895.
11. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real Volume 298, page 903.
12. 25 foot building line from Brook Highland Parkway and Stone Brook Drive as shown on recorded Map.
13. Recorded Subdivision Plat recorded in Map Book 13, page 135, contains on the face a statement pertaining to natural line sinks.

\$140,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of December, 1994.

  
Edward A. Langston (Seal)

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward A. Langston, unmarried, whose name is signed to the foregoing conveyance, and who are 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 27th day of December, 1994.

  
Notary Public  
Affix Seal

Inst # 1994-37646  
12/29/1994-37646  
10:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
8.50  
001 SMA