

STATE OF ALABAMA
SHELBY COUNTY

) STATUTORY WARRANTY DEED
)

KNOW ALL MEN BY THESE PRESENTS that in consideration of **THREE HUNDRED THIRTY TWO THOUSAND EIGHT HUNDRED & NO/100 Dollars (\$332,800.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, **Ronald L. Lowery and Janet L. Lowery**, husband and wife (herein collectively referred to as "Grantors"), do grant, bargain, sell and convey unto **Wanda Dean Johnson** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama to wit:

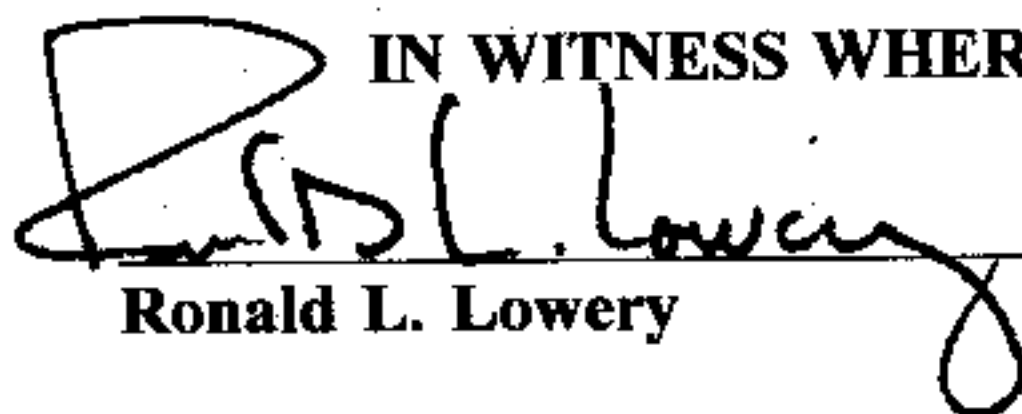
See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

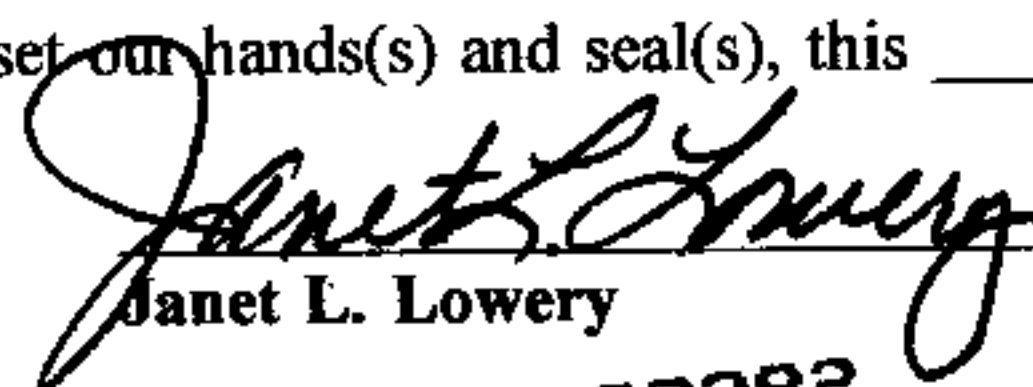
SUBJECT TO AND EXCEPT FOR:

1. 1995 Ad Valorem Taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto not owned by the Grantor.
3. 50 foot building setback line from Somerset Lane, 35 foot building setback line from Hampton Place, 35 foot building setback line from center line of swale as shown on recorded map.
4. Irregular public utility easement along Somerset Lane and along the west side of subject property as shown on recorded map.
5. Release of damages as set out in Instrument No. 1994-09314 and Instrument No. 1994-08630.
6. Declaration of Protective Covenants as recorded in Real 194, Page 54.
7. Easement for sanitary sewer lines and water lines as recorded in Instrument No. 1993-29505 and 1993-29504.
8. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens as set out in Real 194, Page 254, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. recorded in Real 194, Page 281, and By-Laws of Brook Highland Homeowner's Association, Inc. recorded in Real 194, Page 287 along with Supplemental Protective Covenants being amended in Real 263, Page 604 and Supplemental Protective Covenants of Brook Highland, 10th Sector, Second Phase as recorded in Instrument No. 1994-06901.
9. Non-exclusive easement and agreement between Eddleman and Associates and the Water Works and Sewer Board of the City of Birmingham recorded in Real 194, Page 20 and Real 194, Page 43.
10. Easement and agreements with The Water Works and Sewer Board of the City of Birmingham recorded in Real 194, Page 1 and Real 194, Page 40.
11. Drainage Agreement recorded in Real 125, Page 238.
12. Reciprocal Easement Agreement recorded in Real 125, Page 249 and Real 199, Page 18.
13. Right of way with regard to underground transmission installation by Alabama Power Company recorded in Real 181, Page 995.
14. Terms and conditions set forth on recorded map.
15. Terms and conditions set forth in deed recorded in Instrument No. 1994-08630.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this ____ day of July, 1995.

 (Seal)
Ronald L. Lowery

 (Seal)
Janet L. Lowery
Inst # 1995-20382

07/31/1995-20382
03:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 236.50

Inst # 1995-20382

STATE OF ALABAMA
JEFFERSON COUNTY

I, James E. Vann, a Notary Public in and for said County, in said State, hereby certify that **Ronald L. Lowery**, 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 28 day of July, 1995.

[Signature]
Notary Public

My Commission Expires 2/2/96

STATE OF ALABAMA
JEFFERSON COUNTY

I, James E. Vann, a Notary Public in and for said County, in said State, hereby certify that **Janet L. Lowery**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of July, 1995.

[Signature]
Notary Public

My Commission Expires 2/2/96

THIS INSTRUMENT PREPARED BY:

James E. Vann, Esquire
Donovan, Vann & Richey
One Independence Plaza
Suite 510
Birmingham, AL 35209
(205) 879-6660

SEND TAX NOTICE TO:

Ms. Wanda Dean Johnson
1000 Somerset Lane
Birmingham, AL 35242

RE-1924

EXHIBIT A

Lot 1024, according to the Survey of Brook Highland, an Eddleman Community, 10th Sector, Second Phase, as recorded in Map Book 18, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

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