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This Instrument Prepared By:
Timothy A. Massey
1100 East Park Drive, Suite 301
Birmingham, Al 35235

Send Tax Notice To:
Ann K. Gerald
330 Willow Crest Lane
Birmingham, Alabama 35244

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THIRTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$139,900.00) DOLLARS in hand paid to J-Wes Company, Inc., an Alabama Corporation ("Grantor") by Ann K. Gerald (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:

Lot 38, Block 1, 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. Mineral and mining rights excepted.

TO HAVE AND TO HOLD unto the said Grantee, her heirs 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 149, Page 12, in said Probate Office.
4. 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.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160, Page 495, and as Instrument #1993-30195, Instrument # 1993-40742, Instrument #1993-40743, and Instrument #1993-22812 in said Probate Office.
6. Restrictions for land use as set out in Real 160, Page 492, in said

10/25/1995-30500
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 151.00

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