

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100----
Dollars (\$125,000.00) to the undersigned
grantor or grantors in hand paid by the GRANTEE herein, the receipt
whereof is acknowledged, we, C. DAVID RHOTON and wife, BECKY MOORE
RHOTON and CLINTON F. BURGESS and wife WILMA H. BURGESS, (herein
referred to as GRANTORS) do grant, bargain, sell and convey unto
Becky Moore Rhoton (herein referred
to as GRANTEE) the following described real estate situated in
SHELBY County, Alabama, to-wit:

Lot 15-A, according to the survey of Stone Brook - 1st
Sector, as recorded in Map Book 13, Page 135, in the
Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes for the year 1995 and thereafter.
2. Easement a set out in Real Volume 335, Page 542.
3. Restrictive Agreement as set out in Real Volume 220, Page 339.
4. Easement for sanitary sewer liens 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.
5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 207, Page 380.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, 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.
7. Declaration of Protective Covenants as set out in Real Volume 194, Page 54.
8. Sewer line easement as set out in Real Volume 107, Page 976.
9. Right of Way granted to Alabama Power company by instrument(s) recorded in Real Volume 270, Page 83.
10. Easement to Water Works and Sewer Board of the City of Birmingham in Real Volume 265, page 522.
11. Restrictions appearing of record in Real Volume 288, Page 446 - 462, inclusive, and amended in First Amendment to Declaration of Protective Covenants for Stone Brook in Instrument #1993-11895.
12. Agreement with Alabama Power Company as recorded in Real Volume 298, Page 903 together with restrictive covenants pertaining thereto in Real Volume 298, Page 884.
13. Easement and right of way as recorded in Shelby Instrument #1992-26819.
14. 25 foot Building Line from Stonebrook Drive; 7 1/2 foot easement on rear lot line; as shown by recorded plat.

\$ N/A of the total consideration recited above
was paid from the proceeds of a mortgage loan closed
simultaneously herewith. Inst # 1995-36450

12/20/1995-36450
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

Inst # 1995-36450

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26 day of June, 1995.

WITNESS:

Clinton F. Burgess

C. David Rhoton (SEAL)
C. DAVID RHOTON

Clinton F. Burgess

Becky Moore Rhoton (SEAL)
BECKY MOORE RHOTON

Clinton F. Burgess

Clinton F. Burgess (SEAL)
CLINTON F. BURGESS

Wilma H. Burgess

Wilma H. Burgess (SEAL)
WILMA H. BURGESS

STATE OF Alabama

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. DAVID RHOTON and wife, BECKY MOORE RHOTON, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of JUNE, 1995.

Stacey V. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 28, 1997

My Commission Expires:

12/20/1995-20150
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

STATE OF Alabama

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLINTON F. BURGESS and wife WILMA H. BURGESS, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of JUNE, 1995.

Stacey V. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 28, 1997

My Commission Expires:

(SEAL)

Inst # 1995-36450