

This instrument was prepared by

Send Tax Notice To: Dale L. Mathews

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

4304 Ashington Drive
Birmingham, Alabama 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Seventy Eight Thousand and No/100 (278,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Thomas J. Newman, a married man and Thomas J. Newman, Thomas D. Newman & Philip C. Newman
as Co-Trustees of Family Trust created by the Will of Ada W. Newman, Probate Case #32-127
(herein referred to as grantors) do grant, bargain, sell and convey unto
Dale L. Mathews and Angela D. Mathews
(Shelby County)

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 250, according to the Survey of Brook Highland, 6th Sector, 3rd Phase, as recorded
in Map Book 15, page 105, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1996.

Subject to items on attached Exhibit "A".

Subject property is not the homestead of Thomas J. Newman nor his spouse.

01/10/1996-00827
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NC3 71.50

\$222,400.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 22nd
day of December, 19 95.

Thomas J. Newman (Seal)
Thomas J. Newman

____ (Seal)

____ (Seal)

Thomas J. Newman Trustee (Seal)
Thomas J. Newman, Trustee

Thomas D. Newman Trustee (Seal)
Thomas D. Newman, Trustee

Philip C. Newman Trustee (Seal)
Philip C. Newman, Trustee

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that
Thomas J. Newman, a married man
whose name(s) 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 22nd day of December, A.D., 19 95

Larry V. Hunt Notary Public
My Commission Expires: 1/23/98

STATE OF ALABAMA
JEFFERSON COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas J. Newman, Thomas D. Newman and Philip C. Newman whose name(s) 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 in their capacity as Co-Trustees of Family Trust created by the Will of Ada W. Newman, Probate Case #32-127, Shelby County on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 1995.



Notary Public

My Commission Expires: 1/23/98

EXHIBIT "A"

35 foot building line as shown by recorded Map.

10 foot Easement on rear, as shown by recorded Map.

Restrictions as shown by recorded Map.

Right of Way granted to Alabama Power Company by instrument recorded in Instrument 1992-26812, in the Probate Office of Shelby County, Alabama.

Release of Damages as recorded in Real 354, page 646, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, page 54, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, page 254 in Probate Office, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc., as recorded in Real 194, page 281 and By-Laws of Brook Highland Homeowner's Association, Inc., as recorded in Real 194, page 281 and By-Laws of Brook Highland Homeowner's Association, Inc., as recorded in Real 194, page 287, in the Probate Office of Shelby County, Alabama.

A non-exclusive Easement and Agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham, dated 7-11-88, recorded in Real 194, page 20 and Real 194, page 43, in the Probate Office of Shelby County, Alabama.

Easement and Agreements for the Public Employees Retirement System of Ohio and the Water Works Board of the City of Birmingham, recorded in Real 194, page 1 and Real 194, page 40, in the Probate Office of Shelby County, Alabama.

Drainage Agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates recorded in Real 125, page 238, in the Probate Office of Shelby County, Alabama.

Reciprocal Easement Agreement for the Public Employees Retirement System of Ohio and Eddleman and Associates recorded in Real 125, page 249 and Real 199, page 18, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Deed Book 32, page 48 and Deed Book 121, page 294, in the Probate Office of Shelby County, Alabama.

Restrictive Covenants regarding Alabama Power Company recorded in Real 181, page 995, in the Probate Office of Shelby County, Alabama.

NOTE: Map Book 15, page 105 shows the following reservation:
Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and street are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity"

Restrictions, appearing of record in Real 380, page 621, in the Probate Office of Shelby County, Alabama.

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