

This instrument was prepared by:  
Kelly Reid-Bailless  
5330 Stadium Trace  
Birmingham, Alabama 35244

800.00

Warranty Deed

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged to the undersigned grantor,

SUMMER BROOK PARTNERSHIP, an ALABAMA GENERAL PARTNERSHIP

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

SUMMER BROOK HOMEOWNER'S ASSOCIATION

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama to wit:

The Entrance to Summer Brook Community, Commencing at the SW corner on the N.E. 1/4 of the N.E. 1/4 of Section 10. Township 21 South, Range 3 West; thence S86deg-09'01"E along south line of said 1/4-1/4 section for a distance of 945.63' to a point on the easterly right-of-way line of Cambridge Pointe Drive (50' R.O.W.), said point also being the POINT OF BEGINNING; thence continue along the last described course and leaving said right-of-way for a distance of 30.00', thence N03deg-42'21"E for a distance of 10.00'; thence N86 deg-09'01"W for a distance of 30.00' to a point on the easterly right-of-way line of said drive; thence S03deg-42'21"W for a distance of 10.00' to the POINT OF BEGINNING.

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SHELBY COUNTY JUDGE OF PROBATE  
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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to be said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its MANAGING PARTNER, AWTREY BUILDING CORPORATION, who is authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of January, 1996.

SUMMER BROOK PARTNERSHIP  
BY: AWTREY BUILDING CORPORATION, MANAGING PARTNER

BY: Donald R. Slatton  
DONALD R. SLATTON, EXECUTIVE VICE PRESIDENT  
AWTREY BUILDING CORPORATION

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that DONALD R. SLATTON whose name as EXECUTIVE VICE PRESIDENT of Awtrey Building Corporation, whose name as general managing partner of Summer Brook Partnership, an Alabama General Partnership, 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, as such officer and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 18th day of January, 1996.

Cheryl R. Abbott  
Notary Public

My Commission Expires: 1-26-99  
Form ALA-32(Rev.12-74)

**SIGN EASEMENT**

A Sign Easement located in the N.E. 1/4 of the N.E. 1/4 of Section 10, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the S.W. corner on the N.E. 1/4 of the N.E. 1/4 of Section 10, Township 21 South, Range 3 West; thence S86deg-09'01"E along south line of said 1/4-1/4 section for a distance of 945.63' to a point on the easterly right-of-way line of Cambridge Pointe Drive (50' R.O.W.), said point also being the **POINT OF BEGINNING**; thence continue along the last described course and leaving said right-of-way for a distance of 30.00'; thence N03deg-42'21"E for a distance of 10.00'; thence N86deg-09'01"W for a distance of 30.00' to a point on the easterly right-of-way line of said drive; thence S03deg-42'21"W for a distance of 10.00' to the **POINT OF BEGINNING**.

**LOT 77**

A parcel of land situated in the N.E. 1/4 of the N.E. 1/4 of Section 10, Township 21 South, Range 3 West, more particularly described as follows:

Lot 77 of Summer Brook, Sector Two, as recorded in Map Book 18, Page 75 in the Judge of Probate office in Shelby County, Alabama. ~~Said Lot contains 30059 sq. ft., more or less.~~

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