

K 9611-1105

(RECORDING INFORMATION ONLY ABOVE THIS LINE) R9611-1105

Inst # 1996-39366

This Instrument was prepared by:

SEND TAX NOTICE TO:

Pruett, Brown, Turner
& Horsley, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

DINO A. DRAKOS
4552 MAGNOLIA DRIVE
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED THIRTY SEVEN THOUSAND DOLLARS and 00/100 (\$237,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, GEORGE A. DRAKOS and ROBIN R. DRAKOS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DINO A. DRAKOS, A/K/A CONSTANTINE A. DRAKOS, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 61, ACCORDING TO THE SURVEY OF THE MAGNOLIAS AT BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 13, PAGE 102 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

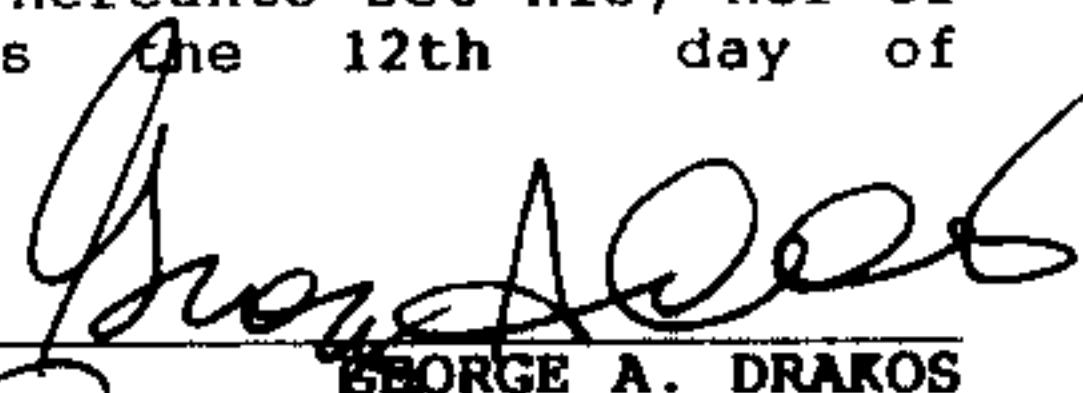
SUBJECT TO: See Exhibit A attached

\$216,711.74 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, GEORGE A. DRAKOS and ROBIN R. DRAKOS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of November, 1996.


GEORGE A. DRAKOS


ROBIN R. DRAKOS

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03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 34.00

STATE OF ALABAMA)
COUNTY OF
JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE A. DRAKOS and ROBIN R. DRAKOS, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of November, 1996.

Martha J. Thomason
Notary Public

My commission expires: MY COMMISSION EXPIRES 2-25-98

EXHIBIT A

Taxes and assessments for the year 1997, and subsequent years, which are not yet due and payable.

25 foot building line as shown by recorded Map.

7.5 foot Easement on west, as shown by recorded Map.

Release of Damages as recorded in Real 310, page 101, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for The Magnolias at Brook Highland, as set out in instrument recorded in Book 263, page 551, in the Probate Office of Shelby County, Alabama; along with the Articles of Incorporation of The Magnolias at Brook Highland Homeowners' Association, Inc., recorded in Book 263, page 578 and By-Laws of The Magnolias at Brook Highland Homeowner's Association, Inc. as recorded in Book 263, page 586 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, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Subdivision restrictions shown on recorded plat in Map Book 13, page 102 provide for construction of single family residences only.

Easement to the Water Works and Sewer Board of the City of Birmingham, recorded in Real 253, page 817, in the Probate Office of Shelby County, Alabama.

Drainage easement as set out in Real 125, page 238 in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 327, page 553 and Deed Book 32, page 183 in the Probate Office of Shelby County, Alabama.

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