

This instrument prepared
without title examination by:

Send Tax Notice To:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

✓ City of Hoover
P.O. Box 360628
Hoover, Alabama 35236-0628

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company ("Grantor"), in hand paid by CITY OF HOOVER, ALABAMA, a municipal corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

The Oak Mountain Preserve Addition as shown on the survey recorded in Map Book 22, page 006 in the Probate Office of Shelby County, Alabama, consisting of 9.82 acres, more or less, of unimproved real property (the "Property").

The Property is conveyed subject to the following:

- (1) General and special taxes and assessments for 1996 and subsequent years not yet due and payable.
- (2) Fire district and library district assessments for the current year and all subsequent years thereafter.
- (3) Mining and mineral rights not owned by Grantor.
- (4) All applicable zoning ordinances.
- (5) All easements, restrictions, covenants, reservations, agreements, rights-of-way, and any other matters of record.
- (6) The covenants and restrictions set forth below in this Statutory Warranty Deed.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself, and its successors and assigns, that the Property conveyed herein shall remain in its natural, undisturbed condition, free from any buildings, structures or other improvements of any kind. The Property may be used for a buffer area, a wildlife preserve or nature preserve and for nature trails, picnic areas and uses normally associated with passive parks.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

Inst # 1996-41082

12/13/1996-41082
12:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1996-41082

IN WITNESS WHEREOF, Grantor, Taylor Properties, L.L.C., by and through Michael D. Fuller, who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization, Operating Agreement and the First and Second Amendments to such Operating Agreement which, as of this date have not been further modified or amended, has hereto set its signature and seal this 21st day of Nov., 1996.

TAYLOR PROPERTIES, L.L.C., an Alabama limited liability company

By: Michael D. Fuller
Michael D. Fuller
Its Manager

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Fuller, whose name as Manager of Taylor Properties, L.L.C., an Alabama limited liability company, 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 such conveyance, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 21st day of Nov., 1996.

John D. Sansom
Notary Public

[SEAL]

My commission expires:

2/26/97

8582