

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

Send Property Tax Notice To:
H. Albert Awtrey
5330 Stadium Trace Parkway
Birmingham, Al. 35244

Warranty Deed

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-One Thousand, Two Hundred Fifty and no/100 ea., (\$51,250.00) _____ DOLLARS EA., Total of
Three Hundred Fifty-Eight Thousand, Seven Hundred Fifty and no/100 (\$358,750.00) _____ DOLLARS, to the undersigned
Grantor:

AWTREY JOHNSON DEVELOPMENT CORPORATION

(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

H. ALBERT AWTREY

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

Shelby County, Alabama to wit:

Lots 111, 98, 89, 95, 109, 91, & 87, according to the survey of Weatherly, Oxford Sector, as recorded in Map Book 19,
Page 38, in the Probate Office of Shelby County, Alabama.

The above lot is conveyed subject to all easements, restrictions, covenants and rights of ways of Record and exhibit A
attached and hereunto made a part of this conveyance.

Grantee's Address: 5330 Stadium Trace Parkway
Birmingham, Alabama 35244

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 **DONALD R. SLATTON**, its **EXECUTIVE VICE PRESIDENT**, who is
authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of March, 1997.

AWTREY-JOHNSON DEVELOPMENT CORPORATION

BY: 
DONALD R. SLATTON, EXECUTIVE VICE PRESIDENT
AWTREY-JOHNSON DEVELOPMENT 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-Johnson Development Corp., whose name as **EXECUTIVE VICE PRESIDENT** of
Awtrey Johnson Development Corporation, is signed to the foregoing conveyance, and who is known to me, 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 March, 1997.


Notary Public

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

Inst # 1997-08990

03/24/1997-08990
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 119.00 FIRST NATIONAL BANK OF COLUMBIANA
POST OFFICE BOX 977
COLUMBIANA, ALABAMA 36801

Inst # 1997-08990

EXHIBIT "A"

COVENANT FOR STORM WATER RUN-OFF CONTROL

Grantee does, for itself, its successors and or assigns, herewith covenant and agree to take all measures necessary to prevent sediment and other pollutants in water used in the construction process or storm water run-off from disturbed areas from leaving the the boundaries of the lot herein conveyed. **Grantee** further covenants to exercise best Management Practices (BMPs) for control of pollutants in storm water run-off and to comply with all city, county and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act and the Alabama Environmental Management Act. Should **Grantee** fail to comply with this covenant, **Grantor** does reserve an easement over and across the property herein conveyed for itself, its agents, sub-contractors or assigns in order to install, erect or maintain the appropriate measures to meet or exceed Best Management Practices for the control of pollutants or situation in storm water run-off. **Grantor** further reserves the right and authority to impose a lien on the property herein conveyed for the collection of cost incurred in the installation, erection or maintenance of such measures provided **Grantee** does not reimburse **Grantor** for such cost within 10 days after receipt of written demand. The foregoing shall be and is a covenant running with the land to the benefit of **Grantor**, its successors and or assigns.

Grantee does hereby acknowledge and agree to the matters stated herein:

A handwritten signature in black ink, appearing to be "J. M. [unclear]", is written over a horizontal line.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 119.00

11/94