



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) J. Steven Mobley, Esquire
2126 Morris Avenue
(Address) Birmingham, Alabama 35203

03/25/1997-08994
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCJ 262.00

Inst # 1997-08994

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Nine Thousand Six Hundred & No/100 Dollars (\$249,600.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
J. STEVEN MOBLEY, a married man dealing in his sole and separate property,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
BUILDER'S GROUP, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE DESCRIPTION OF THE LANDS HEREIN CONVEYED.

The above lots are conveyed subject to all covenants, restrictions, easements and rights-of-ways of record in the Probate Office of Shelby County, Alabama, and to Exhibit "B" attached hereunto and made a part of this conveyance; also subject to mineral and mining rights not owned by grantor; also subject to real property taxes for the year 1997 which are a lien on the property but not yet due and payable.

Subject property is not homestead property as defined in the Code of Alabama, Section 6-10-3.

TO HAVE AND TO HOLD to the said grantee, 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24th
day of March, 19 97.

_____(SEAL) J. Steven Mobley _____(SEAL)
J. STEVEN MOBLEY
_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, Kenneth W. Walker
in said State, hereby certify that J. Steven Mobley

a Notary Public in and for said County.

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 24th day of March, A.D. 19 97

Kenneth W. Walker

Notary Public
MY COMM. EXPIRES _____
WORLDWIDE NOTARY PUBLIC

EXHIBIT "A"

Stonehaven, Lots 28, 29, 33 and 34, as recorded in Map Book 21, Page 25, in the Probate Office of Shelby County, Alabama.

The Cottages at Stonehaven, Lots 9, 10, 12, 13, 24 and 27, as recorded in Map Book 21, Page 26, in the Probate Office of Shelby County, Alabama.

Lots 21 and 23, according to A Resurvey of Lots 20, 21, 22 and 23, The Cottages at Stonehaven, as recorded in Map Book 22, Page 13, in the Probate Office of Shelby County, Alabama.

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EXHIBIT "B"

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/minimize the discharge of all sources of pollution (i.e., sediment, trash, garbage, debris, oil & grease, chemicals, material, etc.) to waters of the State from disturbed areas within the boundaries of the property herein conveyed.

Grantee further covenants to exercise applicable Best Management Practices (BMPs) for control of pollutants in storm water run-off as provided in the Alabama Handbook for Erosion Control, Sediment Control, and Stormwater Management on Construction Sites and Urban Areas and to comply with all city, county, and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act, as amended, and the Alabama Environmental Management Act, as amended.

Grantee further agrees to comply with applicable portions of the Alabama Department of Environmental Management (ADEM) National Pollutant Discharge Elimination Systems (NPDES) General Permit issued for the property herein conveyed.

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 BMPs for the control of pollutants 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 costs incurred in the installation, erection or maintenance of such measures provided Grantee does not reimburse Grantor for such cost within ten (10) days after receipt of written demand.

The Grantee also agrees to pay any administrative fines and associated legal fees levied by the ADEM against the Grantor for non-compliance situations arising from actions or negligence on the part of the Grantee.

The foregoing shall be and is 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.

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