

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

Send Tax Notice To:
Charles S. Givianpour
5101 Cyrus Circle
Birmingham, Al. 35242

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., to the undersigned grantor, Total of Two Hundred Five Thousand, and no/100 (\$205,00.00) _____ DOLLARS.

WEATHERLY INVESTMENT 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

CHARLES S. GIVIANPOUR

(herein referred to as GRANTEE, whether one or more), the following described real estate, to-wit:

Shelby County, Alabama to wit:

Lot 178, according to the survey of Weatherly Sector 2, Phase II, as recorded in Map Book 14, Page 73, in the Probate Office of Shelby County, Alabama.

Lots 100, 90, & 93, 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: 5101 Cyrus Circle
Birmingham, Alabama 35242

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-JOHNSON DEVELOPMENT CORP.**, who is authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of March, 1997

AWTREY-JOHNSON DEVELOPMENT CORP., MANAGING PARTNER

BY: Donald R. Slatton
DONALD R. SLATTON, EXECUTIVE VICE PRESIDENT
AWTREY-JOHNSON DEVELOPMENT CORP.

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 Awtry-Johnson Development Corp., whose name as general managing partner of Weatherly Investment Partnership, an Alabama General Partnership, 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.

Cheryl R. Althoff
Notary Public

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

Inst # 1997-10227

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:

Inst # 1997-10227

04/03/1997-10227
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 71.00

11/94