

This instrument was prepared by

Send Tax Notice To: Timothy W. Long

(Name) Larry L. Halcomb

name

2937 Brook Highland Drive
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FORTY THREE THOUSAND AND NO/100-----
DOLLARS (\$243,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary H. Mattson, Unmarried

(herein referred to as grantors) do grant, bargain, sell and convey unto Timothy W. Long and wife, Patricia A. Long

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 120, according to the Survey of Brook Highland, 4th Sector, as recorded in
Map Book 13 page 12 A & B in the Office of the Judge of Probate of Shelby
County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1997.

Subject to items on attached Exhibit "A".

Mary H. Mattson is the surviving grantee of Deed recorded in Real 357 page 143
in the Probate Office of Shelby County, Alabama; the other grantee, Gary R.
Mattson, having died on or about the 29 day of October, 1994.

\$ 194,400.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

08/22/1997-26917
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
60.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention
of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th
day of August, 19 97.

(Seal)

Mary H. Mattson
Mary H. Mattson (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Mary H. Mattson, Unmarried
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of August A.D., 19 97

Larry L. Halcomb
Notary Public

My Commission Expires:
January 23, 1998

Inst # 1997-26917

EXHIBIT "A"

Building setback line of 35 feet reserved from Brook Highland Drive as shown by plat.

Easements as shown by recorded plat, including 10 feet on the rear.

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 Probate Office.

Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook highland, as set out in instrument recorded in Real 194 page 254 in Probate Office, along with Articles of Incorporation as recorded in Real 194 page 281 and By-Laws recorded in Real 194 page 287-A in Probate Office. Along with Supplemental Protective Covenants as set out in Real 228 page 882 and amendment to said Restrictions as recorded in Real 263 page 604, as Instrument #1992/16104; as Inst. #1992/2484 and as Inst. #1993/1877 in Probate Office.

A Non-exclusive easement and agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham dated July 11, 1988, and recorded in Real 194 page 20 and Real 194 page 43 in Probate Office.

Easement and Agreements between AmSouth Bank, N. A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and The Water Works and Sewer Board of the City of Birmingham, as set out in instrument recorded in Real 194 page 1 and Real 194 page 40 in probate Office.

Drainage Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates as set out in Real 125 page 238 dated April 14, 1987 in Probate Office.

Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125 page 249 and Real 199 page 18 in Probate Office

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 page 48 and Deed Book 127 page 140 in Probate Office.

Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181 page 995 in Probate Office.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 13 page 12 A & B in Probate Office.

Release of damages as set out in Map Book 13 page 12 A & B.

Subdivision restrictions shown on recorded plat in Map Book 13 page 12 A & B to provide for construction of single family residences only.

Easement to Water Works & Sewer Board recorded in Real 252 page 210 in Probate Office.

08/22/1997-26917
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 60.00