

STATE OF ALABAMA)  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, ED GRAY HOMES, INC., an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto D. BRADLEY LEECH AND SPOUSE, KATHLEEN T. LEECH (GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

\$199,000.00 OF THE CONSIDERATION WAS PAID FROM TWO MORTGAGE LOANS.

TO HAVE AND TO HOLD unto the said GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 20 day of February, 1998.

ED GRAY HOMES, INC.

By: 

ED GRAY, PRESIDENT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ED GRAY, whose name as President of ED GRAY HOMES, INC., an Alabama Corporation, 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 20 day of February, 1998.

  
Notary Public

Print Name: GENE W. GRAY, JR.

My Commission Expires: 11/09/98

PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:  
D. Bradley Leech  
Kathleen T. Leech  
143 Huntingdon Place  
Birmingham, AL 35242  
09-2-09-0-002-001.066

Inst # 1998-07795

03/06/1998-07795  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
302 NCD 77.00

5620-0661 Inst # 1998-07795

EXHIBIT "A"

Lot 720, according to the Map of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20 page 58 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Inst. #1994-07111 and amended in Inst. No. 1996-17543 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Inst. #1995-28389 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Mineral and mining rights excepted.

SUBJECT TO:

General and special taxes or assessments for 1998 and subsequent years not yet due and payable.

Any loss, claim damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for subject property have been paid under a currently use assessment. (See 1975, Code of Alabama Section 40-7-25.3).

Building setback lines and easements as shown by the recorded plat.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 111 page 408 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 109 page 70; Book 149 page 380; Book 173 page 364 and Book 276 page 670 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 134 page 408 and Book 133 page 212 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 133 page 210 and Real 31 page 355 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, as to the SW 1/4 of SW 1/4, Section 9, Township 19 South, Range 1, including rights set out in Book 28 page 237 in Probate Office.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1995-28389 in Probate Office.

Restrictions, limitations, and conditions as set out in Map Book 20 page 58 A, B & C.

Lake Easement Agreement executed by Highland Lakes Properties, Ltd. and Highland Lakes Development, Ltd., providing for easements, use by others, and maintenance of Lake property described within Instrument #1993-015705 in Probate Office.

Easement for ingress and egress to serve Highland Lakes Development executed by Highland Lakes Development, Ltd., to Highland Lakes Properties, Ltd., recorded as Inst. #1993-15704 in Probate Office.

Declarations of easements and Master Protective Covenants by Highland Lakes recorded as Inst. #1994-7111 and amended by Inst. No. 1996-17543 in the Probate Office.

Declaration of easement by Highland Lakes Development, Ltd., and Highland Lakes Residential Association, Inc., recorded as Inst. #1995-18135 in the Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. No. 1996-37348 in the Probate Office.

I have received a copy of the deed and this Exhibit.

D. BRADLEY LEECH

02/20/98 06/1998-07795  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 WED 77.00

Inst # 1998-07795