

This Document prepared by:
John R. Holliman
2491 Pelham Pkwy
Pelham, AL 35124

Send Tax Notice to:
Warren Brad Bailey
7025 Inverness Green
Birmingham, AL 35242

WARRANTY DEED

STATE OF Alabama)
Shelby COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of \$ 180,000.00 to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Tanglewood Corporation (herein referred to as grantors) do grant, bargain and sell and convey unto Warren Brad Bailey (herein referred to as grantees), the following described real estate situated in Shelby County, Alabama to wit:

Lot 20, according to the Survey of Inverness Green, as recorded in Map Book 21, Page 6, in the Probate Office of Shelby County, Alabama together with all improvements thereon and appurtenances, easements, privileges thereto.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record as referenced on Exhibit A.

And I (we) do for myself(ourselves) and for my (ours) 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 (ours) 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.

Given under my hand and seal on this the 26th day of February 1998.

Grantor: Tanglewood Corporation

By: Rebecca B. Harris
Vice President

STATE OF Alabama)
Shelby COUNTY)

03/20/1998-09754
08:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 191.00

I, a Notary Public in and for said County, in said State, hereby certify that Rebecca B. Harris whose name as Vice President of Tanglewood Corporation, a 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 the conveyance, he, as officer and with full authority, executed the same voluntarily and as the act of said corporation.

Given under my hand and official seal this the 26th day of February, 1998.

NOTARY PUBLIC

My commission expires: 8-29-98

inst # 1998-09754

Exhibit "A"

Building setback line of 30 feet reserved from Westerly side of lot as shown by plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1993-37136 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 315 page 813 in Probate Office.

Easement(s) to Alabama Power Company as shown by instrument recorded in Real 105 page 875; Real 34 page 614 and Real 333 pages 158 and 163 in Probate Office.

Easement(s) to Water Works and Sewer Board of City of Birmingham as shown by instrument recorded in Real 131 page 763 in Probate Office.

Easement(s) to Southern Life and Health Insurance Company in Agreement with 2154 Trading Corporation as shown by instrument recorded in Real 169 page 384 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 48 page 427 and Deed Book 65 page 97 in Probate Office.

Deed and Agreement by and between, Metropolitan Life Insurance company, Inverness Point Homeowners Association, Inc., and the city of Hoover, in regard to sanitary sewage treatment facility as recorded in Real 314 page 561 and Agreement and Assignment as recorded in Real 328 page 64 and Supplemental deed and agreement in Real 365 Page 876 in Probate Office.

A 30 feet Buffer along the Westerly side as shown by recorded plat.

Inst # 1998-09754

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