

Send tax notice to:
Carole M. Butterworth
217 Crest Lake Drive
Hoover, AL 35244

This Instrument Prepared By:
Louis B. Feld, Esq.
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, Robert E. Butterworth and Carole M. Butterworth, husband and wife (hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto Carole M. Butterworth (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 2, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SOURCE OF TITLE:
1997-14140 Shelby County

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.
3. Transmission line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129, Page 572, and Deed book 219, Page 734, in said Probate Office.
4. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 142, Page 184, and Real 149, Page 12, in said Probate Office.
5. 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 121, Page 294, in said Probate Office.

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- 6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160, Page 495, in the Declaration of Protective Covenants of Southlake Crest as recorded in Instrument #1933-30195, Instrument No. 1993-40742, Instrument No. 1993-40743 and Instrument #1993-22812 in said Probate Office.
- 7. Restrictions for land use as set out in Real 160, Page 492, in said Probate Office.
- 8. Building setback lines and public utility easements as shown by recorded plat.
- 9. Articles of Incorporation of Southlake Crest Residential Association, Inc., as recorded as Instrument #1993-30196 in said Probate Office.
- 10. ByLaws of Southlake Crest Residential Association, Inc., as recorded as Instrument No. 1993-30197, in said Probate Office.
- 11. Restrictions, limitations and conditions as set out in Map Book 19, Page 14.

Grantor, Carole M. Butterworth, and Grantee, Carole M. Butterworth, are one and the same person.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF the Grantors have hereunto set their hands and seals this 1 day of April, 1998.

Robert E. Butterworth
Robert E. Butterworth

Carole M. Butterworth
Carole M. Butterworth

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Robert E. Butterworth and Carole M. Butterworth, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1 day of April, 1998.

Sherri Chancellor
Notary Public

Sherri Chancellor
Printed Name

[NOTARY SEAL]

My Commission Expires: 8/20/2000

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