

THIS INSTRUMENT PREPARED BY:
William M. Phillips, Jr., Esq.
Lange, Simpson, Robinson & Somerville LLP
417 North 20th Street, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
W. Eugene Cary, Jr.
2117 Southwind Circle
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I

BOBBIE J. BOWMAN, a married woman,

(herein referred to as "Grantor"), do grant, bargain, sell, and convey unto

CONNIE LYNN JOHNSON CARY

(herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 76, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for 1998 and subsequent years.
2. Easements as shown on recorded maps.
3. Building restriction lines shown on recorded maps.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded Deed Book 259, Page 635.
5. Restrictions, covenants and conditions as set out in instruments recorded in Misc. Book 2, Page 298; Misc. Book 16, Page 768, and as shown by Map Book 14, Page 31 in Probate Office.

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10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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6. Declaration of Protective Covenants of Southlake (Residential) as set out in instrument recorded in Real 160, Page 495.
7. Notice of Permitted Land Uses as set out in instrument recorded in Real 160, Page 492.
8. Restrictions, covenants, and conditions as set out in Real 257, Page 3, including restrictions as to ingress and egress by any street other than over and upon what is now dedicated and known as Southlake Parkway.
9. Agreement regarding ownership, maintenance and use of lake in Misc. Book 7, Page 771, as to the use of the lake property.
10. 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 Real 257, Page 3.
11. Release of damages as set out in instrument recorded in real 316, page 349.
12. Agreement with Alabama Power Company as to underground cables recorded in Real 290, Page 996, and covenants pertaining thereto record in Real 364, Page 395.
13. Flood easement in Deed Book 284, Page 881 as set out on survey by Gay & Martin, Inc., dated September 1989.
14. Rights of riparian owners in and to the use of the lake.
15. Covenants, terms and conditions as set out in Real 316, page 350.

GRANTOR HEREBY CERTIFIES THAT THE ABOVE-DESCRIBED PROPERTY IS NEITHER HER HOMESTEAD NOR THE HOMESTEAD OF HER SPOUSE.

TO HAVE AND TO HOLD unto the Grantee her heirs and assigns forever.

And I do, for myself and for my heirs, executors, administrators and assigns covenant with the Grantee, her heirs, executors, administrators and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise

noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the Grantees, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of the 20 day of October, 1998.

Bobbie J. Bowman (SEAL)
BOBBIE J. BOWMAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that **BOBBIE J. BOWMAN**, whose name 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 as of the 21st day of October, 1998.

Wm. M. Puller
Notary Public
My Commission Expires: 12-2-2001

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