

This instrument prepared
without title examination by:

✓ Send Tax Notice To:

Mary P. Thornton
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue
Birmingham, Alabama 35205

Old Brook Place Owner's Association, Inc.
P.O. Box 380953
Birmingham, Alabama 35238

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

) KNOW ALL PERSONS BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned TAYLOR PARK PROPERTIES, L.L.C., an Alabama limited liability company ("Grantor"), in hand paid by the OLD BROOK PLACE OWNER'S ASSOCIATION, INC., an Alabama non-profit corporation ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Those parcels designated as "COMMON AREA" on the survey of Old Brook Place, as recorded in Map Book 19, Page 41 in the Office of the Judge of Probate of Shelby County, Alabama

The Property is conveyed subject to the following:

(1) General and special taxes and assessments for 1999 and subsequent years not yet due and payable.

(2) Fire district and library district assessments for the current year and all subsequent years thereafter.

(3) Mining and mineral rights not owned by Grantor.

(4) All applicable zoning ordinances.

(5) The Old Brook Place Declaration of Covenants, Conditions and Restrictions recorded as Instrument #1994-35287 in said Probate Office and First Amendment thereto recorded as Instrument #1995-13687, as further amended from time to time (the "Declaration").

(6) All easements, restrictions, covenants, reservations, agreements, rights-of-way, and any other matters of record.

(7) The covenants and restrictions set forth below in this Statutory Warranty Deed.

Grantee, by acceptance of this deed, acknowledges, covenants and agrees for itself, and its successors and assigns, that the Property shall be Common Area, as defined in the Declaration, shall be held, sold, transferred, conveyed, used and otherwise maintained subject to the Declaration and the covenants and restrictions set forth in this paragraph, which covenants and restrictions shall run with the title to the Property for the benefit of the residents of the Old Brook Place subdivision.

Inst # 1999-11657

03/19/1999-11657
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE'S OFFICE
002 11.30

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor, Taylor Park Properties, L.L.C., by and through Michael D. Fuller who is authorized to execute this Statutory Warranty Deed as provided in Grantor's Articles of Organization and Operating Agreement and the First Amendment to Taylor Park Properties Operating Agreement which, as of the date hereof, have not been further modified or amended, has hereto set its signature and seal this 5TH day of March, 1999.

TAYLOR PARK PROPERTIES, L.L.C., an
Alabama limited liability company

By: Michael D. Fuller
Michael D. Fuller
Its Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael D. Fuller, whose name as Manager of Taylor Park Properties, L.L.C., an Alabama limited liability company, 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 such conveyance, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal, this 5TH day of March, 1999.

Mary P. Thornton
Notary Public

[SEAL]

My commission expires:

5/24/99

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