

This instrument was prepared by:
Kelly Reid-Bailless
5330 Stadium Trace Parkway
Birmingham, Alabama 35244

Send Property Tax Notice To:
Summerbrook Homeowners Ass, Inc
185 Pebble Ln. ~~DRIVE~~
Alabaster, Al. 35007

Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and Other Valuable Considerations (\$1.00), _____ DOLLAR, to the undersigned grantor.

SUMMER BROOK PARTNERSHIP, AN ALABAMA GENERAL PARTNERSHIP

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

SUMMERBROOK HOMEOWNERS ASSOCIATION, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama to wit:

Common Area as described in Exhibit A, attached and hereunto made part of this conveyance.

The above lots are conveyed to all easements, restrictions, covenants and right of ways of Record and exhibit B attached and hereunto made part of this conveyance.

Grantee's Address: 185 Pebble Ln. ~~DRIVE~~
Alabaster, Alabama 35007

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to be said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its MANAGING PARTNER, AWTREY BUILDING CORP., who is authorized to execute this conveyance, hereto set its signature and seal, this the 25th day of May, 1999.

SUMMER BROOK PARTNERSHIP

BY: AWTREY BUILDING CORPORATION, MANAGING PARTNER

BY: Donald R. Slatton
DONALD R. SLATTON, EXECUTIVE VICE PRESIDENT

Inst # 1999-22595

STATE OF ALABAMA)

COUNTY OF SHELBY)

05/28/1999-22595
03:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.00

I, the undersigned authority a Notary Public in and for said County, ~~and~~ State, hereby certify that DONALD R. SLATTON whose name as EXECUTIVE VICE PRESIDENT, AWTREY BUILDING CORP., MANAGING PARTNER, 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 such officer and with full authority, executed the same voluntarily.

Given under my hand and official seal, this the 25th day of May, 1999. •

Cheryl R. Abbott
Notary Public

My Commission Expires: 1-26-03
Form ALA-32(Rev. 12-74)



**ARRINGTON
ENGINEERING
AND LAND
SURVEYING, INC.**

Office: (205) 985-9315
Fax: (205) 985-9385
email: AESURV@AOL.COM
137 Business Center Drive
Birmingham, Alabama 35244

ADDENDUM "A"

DESCRIPTION (COMMON AREA SUMMER BROOK PHASE 3)

BEGIN AT THE SOUTHEAST CORNER OF LOT 91, ACCORDING TO THE SURVEY OF SUMMER BROOK PHASE THREE AS RECORDED IN MAP BOOK 20, PAGE 28 IN THE PROBATE OFFICE OF ~~JEFFERSON~~ ^{St. Clair} COUNTY, ALABAMA (~~BESSIE DIVISION~~) AND RUN NORTH $01^{\circ}25'21''$ EAST FOR 357.44 FEET; THENCE RUN SOUTH $86^{\circ}41'44''$ EAST FOR 44.98 FEET; THENCE RUN SOUTH $22^{\circ}09'00''$ EAST FOR 78.04 FEET; THENCE RUN SOUTH $01^{\circ}44'17''$ WEST FOR 285.22 FEET; THENCE RUN NORTH $87^{\circ}58'15''$ WEST FOR 74.70 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

COVENANT FOR STORM WATER RUN-OFF CONTROL

Grantee does, for itself, its successors and or assigns, herewith covenant and agree to take all measures necessary to prevent sediment and other pollutants in water used in the construction process or storm water run-off from disturbed areas from leaving the boundaries of the lot herein conveyed. Grantee further covenants to exercise Best Management Practices (BMPs) for control of pollutants in storm water run-off and to comply with all city, county and state regulations regarding same and more specifically to comply with the Alabama Water Pollution Control Act and the Alabama Environmental Management Act. Should Grantee fail to comply with this covenant, Grantor does reserve an easement over and across the property herein conveyed for itself, its agents, sub-contractors or assigns in order to install, erect or maintain the appropriate measures to meet or exceed Best Management Practices for the control of pollutants or situation in storm water run-off. Grantor further reserves the right and authority to impose a lien on the property herein conveyed for the collection of cost incurred in the installation, erection or maintenance of such measures provided Grantee does not reimburse Grantor for such cost within 10 days after receipt of written demand. The foregoing shall be and is a covenant running with the land to the benefit of Grantor, its successors and or assigns.

Grantee does hereby acknowledge and agree to the matters stated herein:

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SHELBY COUNTY JUDGE OF PROBATE
003 SNA 14.00