

THIS INSTRUMENT WAS PREPARED BY:

Scott J. Humphrey, Esq.
3825 Lorna Road, Suite 202
Hoover, Alabama 35244

SEND TAX NOTICE TO:

James David Senter, III
507 Gables Drive
Hoover, AL 35216

Inst # 1999-48975

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

12/03/1999-48975
11:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 14.50

KNOW ALL MEN BY THESE PRESENTS that in consideration of Seventy Thousand Three Hundred Forty and No/100 (\$70,340.00) Dollars and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

CAROL J. DAVIS HYATT, A MARRIED WOMAN

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

JAMES DAVID SENTER, III and BROOKE S. MILLER

(herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Unit 507, Building 5, in The Gables, A Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real 10 page 177, and amended in Real 27 page 733, Real 50 page 327, and Real 50 page 340, and re-recorded in Real 50 page 942, and amended in Real 59 page 19, further amended by Volume 30 page 407; and By-Laws as shown in Real 27 page 733, and then amended in Real 50 page 325, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the Floor Plans and Architectural drawings of The Gables Condominium as recorded in Map Book 9 pages 41-44, and amended in Map Book 9 page 135 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This property does not constitute the homestead of the Grantor nor that of her spouse.

Carol J. Davis Hyatt is one and the same person as Carol J. Davis and Carol Jane Hyatt.

SUBJECT TO:

1. General and special taxes or assessments for 2000 and subsequent years not yet due and payable.

2. Easement(s) as shown by recorded plat.
3. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 347 page 472 in Probate Office.
4. Agreement in regard to sanitary sewer system as set out in Real 97 page 535 in Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 220 page 457 in Probate Office.
6. 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 4 page 464 and Deed Book 127 page 140 in Probate Office.
7. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
8. Terms and conditions as set forth in that Declaration of Condominium, By-Laws and Amendments as recorded in Real 10 page 177 and amended in Real 27 page 733, Real 50 page 325, Real 50 page 327, Real 50 page 340 and re-recorded in Real 50 page 942, Real 59 page 19, Real 96 page 855, Corp. Book 30 page 407, Real 97 page 937 and Real 165 page 578, Real 189 page 222, Real 222 page 691, Real 238 page 241, Real 269 page 270 and Real 284 page 181 in Probate Office.
9. Use Agreement with Blue Cross-Blue Shield as set out in Misc. Book 19 page 690 in Probate Office.
10. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Misc. Book 13 page 50 as amended by Amendment No. 1 in Misc. Book 15 page 189, and further amended by Amendment No. 2 recorded in Misc. Book 19 page 633 in said Probate Office.
11. Restrictions in Item 6 in deed recorded in Deed Book 331 page 757.
12. Declaration of Protective Covenants, Agreements, Easements, Charges and Lien for Riverchase (Residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at page 550, and Notice of Compliance Certificate, recorded in Misc. Book 34 page 549 in Probate Office.
13. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35/8/1 et seq. Code of Alabama 1975, and the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8a-101 et seq, Code of Alabama, 1975; and set forth in the Declaration of Condominium, and the other applicable and related documents creating and regulating the subject condominium and its use.
14. Right of Way granted to South Central Bell as shown by instrument recorded in Real 87 page 189 in Probate Office.
15. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Real 29 page 468 in the Probate Office.

\$70,340.00 of the purchase price recited above has been paid by a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants with right of survivorship; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee

and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.


IN WITNESS WHEREOF, the said Grantor, has hereto set their signature and seal, this the 30th day of November, 1999.


CAROL J. DAVIS HYATT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Carol J. Davis Hyatt, 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 same bears date.

Given under my hand and official seal, this the 30th day of November, 1999.



Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan. 24, 2002.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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