

Send tax notice to:
Mrs. Bena Ann Spina
2108 Swan Lake Cove
Birmingham, Alabama 35244

This Instrument Prepared By:
Louis B. Feld
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 GRANTORS OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)
KNOW ALL MEN BY THESE PRESENTS:
\$ 200,000

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Paul J. Spina, Jr. and Bena Ann Spina**, husband and wife (hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto **Bena Ann Spina** (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 37, 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 .

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. Building set back line of 50 feet as shown by recorded map.
- 3. Restrictions as shown by recorded map.
- 4. Right of way granted to Alabama Power Company by instrument recorded in Real 290, Page 996, in the Probate Office of Shelby County, Alabama.
- 5. Restrictions, covenants and conditions, appearing of record in Misc. Book 2, Page 298; Misc. Book 16, Page 768; and Real 257, Page 3, in the Probate Office of Shelby County, Alabama.
- 6. Declaration of Protective Covenants of Southlake (Residential), recorded in Real 160, Page 495, in the Probate Office of Shelby County, Alabama.
- 7. Notice of Permitted Land Uses as set out in instrument recorded in Real 160, Page 492, in the Probate Office of Shelby County, Alabama.
- 8. Public Utility Easements and Building setback lines as shown by recorded plat.
- 9. Transmission Line Permit(s) to Alabama Power Company as shown by instrument recorded in Deed Book 107, Page 121; Deed Book 104, Page 213; Deed Book 102, Page 55; Deed Book 102, Page 53; Deed Book 161, Page 488; and Deed Book 161, Page 493, in the Probate Office of Shelby County, Alabama.
- 10. Mineral and mining rights and rights incident thereto recorded in Deed Book 4, Page 379, and Deed Book 358, Page 363, in the Probate Office of Shelby County, Alabama.
- 11. Agreement regarding ownership, maintenance and use of Lake, as recorded in Misc. Book 7, Page 771, and Misc. Book 7, Page 818, in the Probate Office of Shelby County, Alabama.

08/25/2000-29141
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 211.00

12. Easement to Water Works Board of the City of Birmingham, recorded in Real 261, Page 829, in the Probate Office of Shelby County, Alabama.

13. Permit to Alabama Power Company as to underground utility easement recorded in Real 346, Page 395, in the Probate Office of Shelby County, Alabama.

14. Easements as to underground cables recorded in Real 182, Page 1, in the Probate Office of Shelby County, Alabama.

15. Restrictions and Release of Damages as recorded in Real 293, Page 706, in the Probate Office of Shelby County, Alabama.

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.

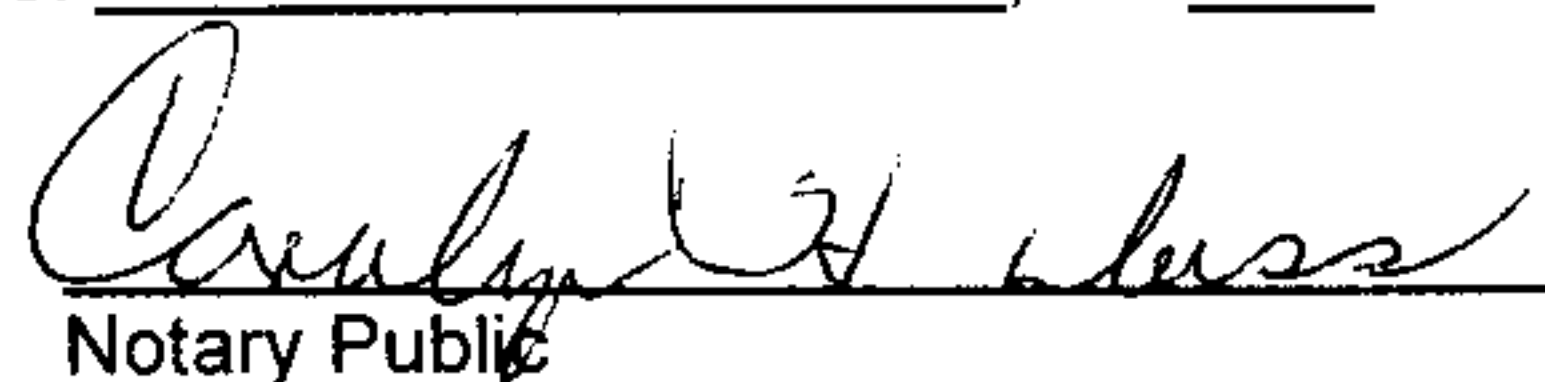
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 19 day of June, ~~1998~~ 2000


Paul J. Spina, Jr.


Bena Ann Spina

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Paul J. Spina, Jr. and Bena Ann Spina, 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 19th day of JUNE, ~~199~~ 2000.


Notary Public

CAROLYN H. DOSS
Printed Name

[NOTARY SEAL]

My Commission Expires: 10-17-2000

Inst # 2000-29141