

Send Tax Notice To:
The Highway 280 Forest Parks
Residential Association, Inc
C/O Jim Lathem
439 Conroy Circle
Birmingham, Alabama 35147

Inst # 2000-32279

09/15/2000-32279
11:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 11.50

This instrument was prepared by:
Laurie Boston Sharp
ALLISON, MAY, ALVIS, FUHRMEISTER,
KIMBROUGH & SHARP, L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF Ten Dollars and other good and valuable consideration paid to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **FOREST PARKS, LLC**, an Alabama limited liability company (herein referred to as Grantor), does grant, bargain, sell and convey unto **THE HIGHWAY 280 FOREST PARKS RESIDENTIAL ASSOCIATION, INC.**, an Alabama non-profit corporation (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A twenty foot (20') by twenty foot (20') easement for signage and landscaping located along the northeast corner of Lot 101, according to the survey of Forest Parks, First Sector, as recorded in Map Book 22, Page 28 A, B, and C in the Office of the Judge of Probate of Shelby County, Alabama, together with Grantor's rights in and to all signage, landscaping, and plantings located along said easement and also all signage, landscaping, and plantings located along and adjacent to the entrance to Forest Parks from U.S. Highway 280.

SUBJECT TO:

1. Current taxes;
2. Matters such as, but not limited to, easements, building setback lines, right of ways, and limitations as to use as shown on the Record Map of Forest Parks, First Sector, as recorded in Map Book 22, at Page 28 A,B, and C, in the Office of the Judge of Probate of Shelby County, Alabama;

3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights;
4. Declaration of Protective Covenants for Forest Parks, 1st Sector recorded in Instrument Number 1997-02752 in the Office of the Judge of Probate of Shelby County.

Grantor makes no representation regarding and accepts no responsibility to Grantee, its successors and assigns, for underground mines, sinkholes, limestone formations, soil conditions or any other surface or subsurface matter or conditions.

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

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the 13th day of September, 2000.

FOREST PARKS, LLC, an Alabama limited liability company

By: _____

**John B. Davis, Jr.
as its Manager**

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN B. DAVIS, JR., whose name as Manager of Forest Parks, LLC, 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 the conveyance, he, in his capacity as such Manager and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of September, 2000.

Len Bort Sh
NOTARY PUBLIC

My commission expires: 5-12-2003

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