

This instrument was prepared by:
Carla Martin Kirk
5330 Stadium Trace Parkway, Suite 245
Birmingham, Alabama 35244

Send Property Tax Notice To:
Frank J. Poe
1820 Chestnut Lane
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-nine Thousand Five Hundred and no/100 (\$39,500.00) DOLLARS,
to the undersigned grantor, **GENESIS GROUP, L.L.C.**

(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

FRANK J. POE and wife LAURA H. POE

(herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in
Shelby County, Alabama to wit:

Lot 28, according to the survey of The Woodlands, Sector 1, as recorded in Map Book
27, Page 63 in the Probate Office of Shelby County, Alabama.

The above lot is conveyed subject to all easements, restrictions, covenants and rights of
ways of Record and Exhibit A attached and hereunto made a part of this conveyance.

Grantee's Address: 1820 Chestnut Lane
Hoover, AL 35244

**Laura H. Poe is one and the same person as Lora H. Poe.
Lora H. Poe is the correct spelling.**

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 **MEMBERS** who are authorized
to execute this conveyance, hereto set their signatures and seals, this the 22nd day of
November, 2000.

GENESIS GROUP, L.L.C.

BY: 
Its: MEMBER

GENESIS GROUP, L.L.C.

BY: 
Its: MEMBER

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that
John R. Crawford, and J. Dan Taylor whose names as Members of Genesis Group, L.L.C. 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, as such members and with full authority, executed the
same voluntarily.

Given under my hand and official seal, this the 22nd day of November, 2000.


Notary Public

My Commission Expires: 2/01/2001

inst # 2001-00346
01/04/2001-00346
11:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
53.50
002 CJ1

EXHIBIT "A"

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:



Inst # 2001-00346

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