

THIS INSTRUMENT WAS PREPARED BY:

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Send Tax Notice To:

Stephen W. Burgess
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STATUTORY WARRANTY DEED

THE STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of SIXTY FIVE THOUSAND and No/100 (\$65,000.00) DOLLARS in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **TOM D. BAGLEY, a married man**, (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto **STEPHEN W. BURGESS** (hereinafter referred to as Grantee) the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 16-A, according to the Map of Bagley's Twelve Oaks, a Resurvey of Lots 15 and 16 of amended map of Twelve Oaks, as recorded in Map Book 21, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2001.
2. Title to minerals underlying the above described lands with mining rights and privileges belonging thereto as reserved in Real Book 160, Page 232, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Restrictions recorded in Real Book 227, Page 505; Real Book 229, Page 09; Real Book 276, Page 272; Real Book 276, Page 281; Real Book 286, Page 860 and amended restrictions recorded in Instrument #1993-4937; Instrument #1994-5771 and Instrument #1995-23787, in said Probate Office.
4. Agreement between Thomas D. Bagley and Will Lake recorded in Real Book 276, Page 285 and Real Book 286, Page 865, in said Probate Office.

Inst # 2001-38371
09/06/2001-38371
08:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MSB 82.00

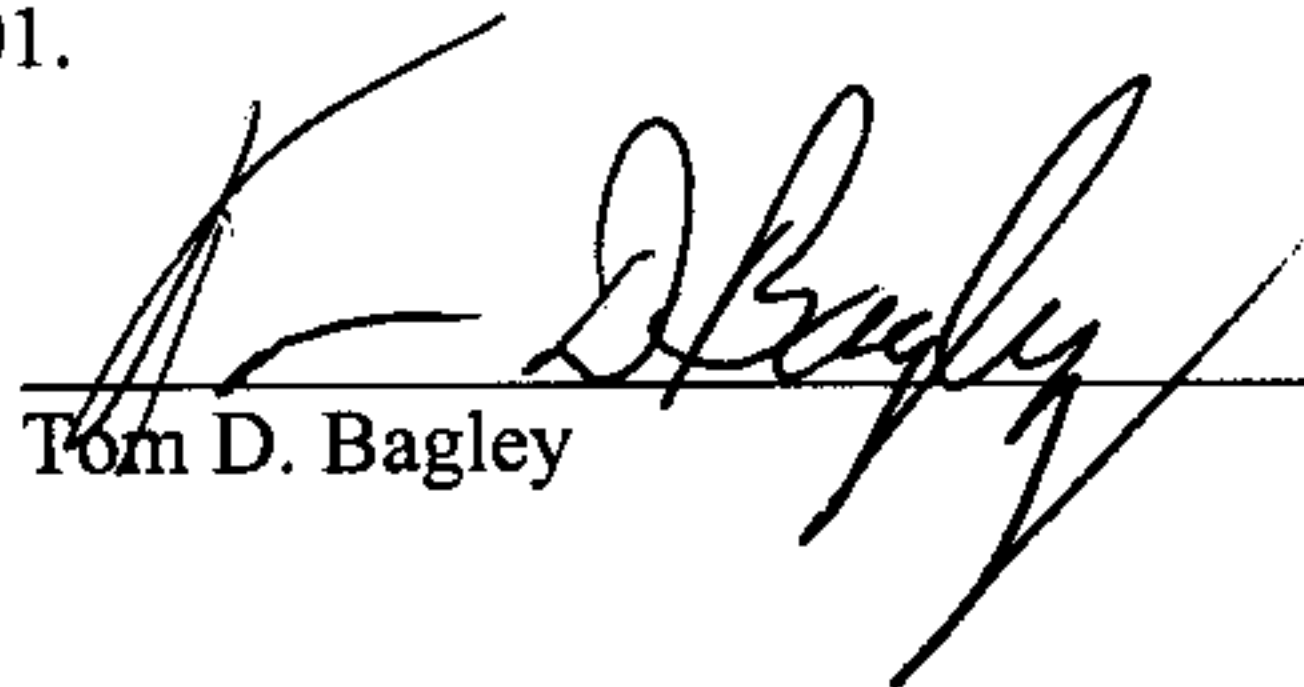
5. Riparian rights in and to the use of lake as shown on recorded map.
6. 10-foot easement along South side of lot and easement of varying width across the South side of said lot as shown on recorded map.
7. The channel, which crosses said lot, which is a part of the lake.
8. 10-foot easements on both sides of channel across West side of said lot as shown on recorded map.
9. The Grantee herein, his heirs, personal representatives and assigns are expressly prohibited from constructing any pier, building of any kind or structure within the channel water which crosses said lot, except that Grantee may construct bridges to connect the east and west banks of the channel. Any bridge constructed connecting the east and west banks of the channel must be constructed with a minimum of 15 feet across the channel and a minimum of 7 feet above the engineered water line within the 15 feet area so as to allow boats to freely pass under such bridge.

The Grantor herein reserves unto himself, his successors and assigns, a nonexclusive easement for ingress and egress, maintenance and repair of the 4'x 4'x 6' brick subdivision entrance sign now located in the southeastern corner of said lot and the area within 10 feet of all sides of said subdivision entrance sign. Grantee shall not destroy, harm, deface or obstruct the view of said subdivision entrance sign from Twelve Oaks Circle. This easement shall be perpetual and shall run with the land.

NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR NOR THE GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD to the said Grantee, his heirs, personal representatives and assigns, forever.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 31st day of August, 2001.

 (SEAL)
Tom D. Bagley

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Tom D. Bagley, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2001.



NOTARY PUBLIC
My commission expires: 4/28/2005

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