

THIS INSTRUMENT PREPARED BY:

✓ Kathryn S. Carver, Esq.
1000 Urban Center Drive, Suite 250
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

Garry N. Drummond, Sr.
c/o Drummond Company, Inc.
530 Beacon Parkway West
Suite 900
Birmingham, Alabama 35209

STATE OF ALABAMA
SHELBY COUNTY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Hundred Forty Thousand and no/100 Dollars (\$140,000.00) to **NELL LEE**, an unmarried woman (the "Grantor"), in hand paid by **GARRY N. DRUMMOND, SR.** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantee, subject to the covenants, conditions and other matters set forth below, the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

Lot 2-A, according to the Survey of Stone Brook-First Sector, as recorded in Map Book 13, page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2002 and subsequent years, not yet due and payable.
2. Restrictive Agreement as set out in Real volume 220, page 339.
3. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham, as recorded in Real Volume 194, page 1; and Real Volume 194, page 43.
4. Right-of-way granted to Alabama Power Company by instrument(s) recorded in Real Volume 207, page 380.
5. 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 as recorded in Deed Book 327, page 553; and Deed Book 32, page 183.
6. Declaration of Protective Covenants as set out in Real Volume 194, page 54, and the Articles of Incorporation of Stonebrook Residential Association, Inc., in Book 41, page 518, and the By-Laws of Stonebrook Residential Association, Inc., in Book 41, page 530.
7. Sewer line easement as set out in Real Volume 107, page 976.
8. Right-of-way granted to Alabama Power Company by instrument(s) recorded in Real Volume 270, page 83.
9. Easement to Water Works and Sewer Board of the City of Birmingham in Real Volume 265, page 522.
10. Restrictions appearing of record in Real Volume 288, page 446 – 462, inclusive; Real Volume 298, page 884; Real Volume 335, page 542; and Instrument #1993/11895.
11. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real Volume 298, page 903.

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08:58 AM CERTIFIED
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002 CH 154.00

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12. 25 foot building line from Brook Highland Parkway and Stone Brook Drive as shown on recorded map.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns, forever, together with every contingent remainder and right of reversion.

And Grantor does for herself, her heirs and assigns, covenant with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the Property as aforesaid, and that Grantor will, and Grantor's successors and assigns shall, warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, NELL LEE, has executed this conveyance on this the 21st day of December, 2001.



NELL LEE

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NELL LEE, 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 day the same bears date.

Given under my hand and official seal this 21st day of December, 2001.



Notary Public
My Commission expires: 1/14/03

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