

DEED, STATUTORY WARRANTY

THIS DEED PREPARED WITHOUT THE
BENEFIT OF A TITLE SEARCH.
NO CERTIFICATION AS TO TITLE.

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

100,000

That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned grantor(s), ROBERT S. FAIRWEATHER, III and SUSAN K. FAIRWEATHER, formerly man and wife, in hand paid by the grantee, SUSAN K. FAIRWEATHER, the receipt whereof is acknowledged the said grantor(s) do grant, bargain, sell and convey unto the said grantee, SUSAN K. FAIRWEATHER, the following described real estate, to-wit:

Lot 25 according to the Survey of Lake Heather Estates (Givianpour's Addition to Inverness) as recorded in Map Book 16, Page 121 A, B, & C, in the Office of the Judge of Probate of Shelby Co., Alabama; being situated in Shelby Co., Alabama.

Subject to:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 5, Page 335 and Deed Book 4, Page 442 and Deed Book 48, Page 427 in Probate Office;
2. Deed and Agreement by and between, Metropolitan Life Insurance Company, Inverness Point Homeowners' Association, Inc., and the City of Hoover, in regard to sanitary sewage treatment facility as recorded in Real 314, Page 561 and Agreement and assignment as recorded in Real 328, Page 64 and Supplemental deed and agreement in Real 361, Page 876 in Probate Office;
3. Covenants and provisions regarding Road Improvements as set out in the deed from Metropolitan Life Insurance Company to Lake Heather Development Co., Inc. recorded as Inst. #1992-18226 in the Probate Office of Shelby County, Alabama;
4. Declaration of Protective Covenants attached to and made a part of the deed from Metropolitan Life Insurance Company to Lake Heather Development Company, Inc. recorded as Inst. #1992-16226 in the Probate Office of Shelby County, Alabama;
5. Private Subdivision Agreement by and between Lake Heather Development Company, Inc. and the City of Hoover as set out as Inst. #1992-26077 in the Probate Office.

TOGETHER WITH a nonexclusive easement to use the private roadways, Access Easements and other easements, all as more particularly described in the Declaration of Protective Covenants for Lake Heather Estates recorded as Inst. #1992-18226, as amended by Inst. #1992-26078, in the Probate Office of Shelby County, Alabama.

THIS CONVEYANCE COMPLIES WITH THE TERMS OF THE FINAL JUDGMENT OF DIVORCE RENDERED IN JEFFERSON COUNTY CIRCUIT COURT BEARING CASE NUMBER DR01 1221 JCC.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

02/26/2002-09252
08:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KSB 115.00

Inst # 2002-09252

In Witness Whereof, we have hereunto set our hands and seals this 5th day of November, 20 01.

Hina Carola
WITNESS

Robert S. Fairweather, III
ROBERT S. FAIRWEATHER, III

Ann Arndt
WITNESS

Susan K. Fairweather
SUSAN K. FAIRWEATHER

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that ROBERT S. FAIRWEATHER, III, former husband of Susan Fairweather, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 5th day of November, 20 01.

Drooke Van Tassel
Notary Public

My Commission Expires: 10/18/05

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that SUSAN K. FAIRWEATHER, former wife of Robert S. Fairweather, III, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 5th day of November, 20 01.

Barbara H. Arnold
Notary Public

My Commission Expires: 12-6-04

THIS DEED PREPARED BY:
STEPHEN R. ARNOLD, Attorney at Law, 600 Massey Building
2025 3rd Avenue North, Birmingham, Alabama 35203

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