

THIS INSTRUMENT PREPARED BY:

James E. Roberts  
P. O. Box 370004  
Birmingham, Alabama 35237

Send Tax Notice To:

James E. Roberts  
P.O. Box 430224  
Birmingham, AL 35243

20030131000061740 Pg 1/3 27.00  
Shelby Cnty Judge of Probate, AL  
01/31/2003 13:53:00 FILED/CERTIFIED

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of Five Hundred and no/100 Dollars (\$500.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

**Hidden Lake, an Alabama general partnership,**

(herein referred to as Grantor), grant, bargain, sell and convey unto,

**James E. Roberts, a married man,**

(herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Attached as Exhibit A.

Subject to:

1. Those certain easements referred to as Easements 1, 2, 3, 4, and 5 on the unrecorded survey by Larry Carver dated December 31, 1997 and labeled Timber Cove. The purpose of such easements is for ingress and egress, as well as utilities and other legal uses. Such easements are to serve the other tracts under such survey, known as Tracts 1, 2, 3, 4, 6, and 7. The granting of such easements shall be liberal and be construed to be for the benefit of the rear property owners.
2. Mining and mineral rights excepted.
3. Subject to any and all easements and restrictions of record.

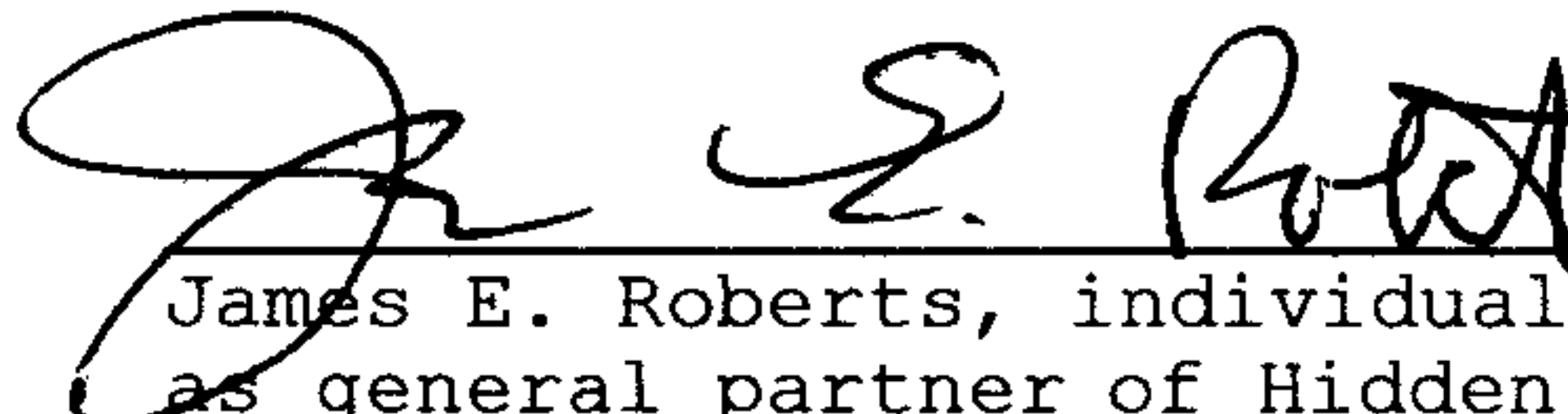
The subject property is not the homestead of the Grantor or their spouse.

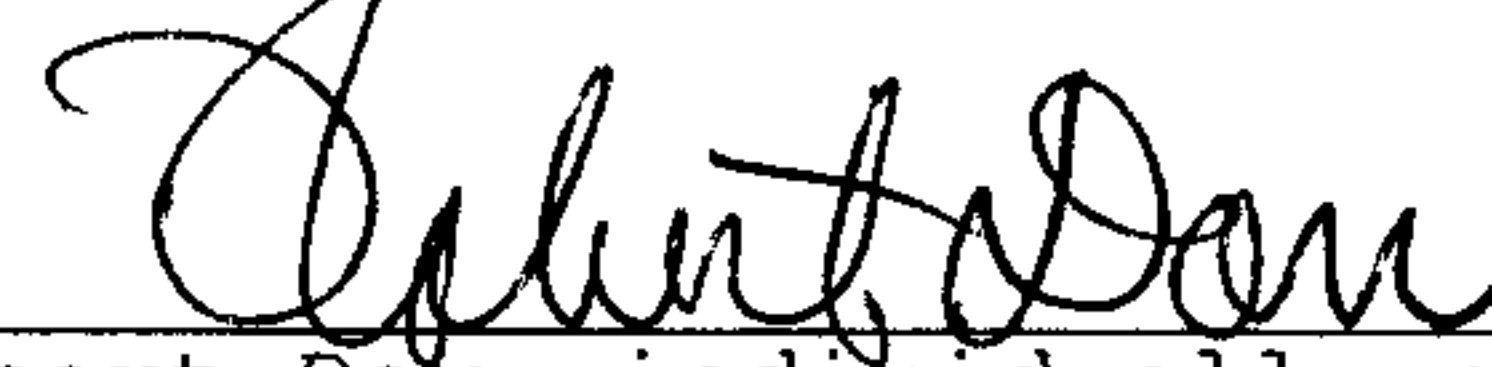
No mobile homes shall be allowed on the subject property. This covenant shall run with the land and shall be a specific violation of the covenant if one or more mobile homes are placed on the subject property. Any other property owner, whether an original Hidden Lake owner or an assignee may enforce such covenant in the Circuit Court of Shelby County, Alabama and the person or entity violating such covenant shall be liable for all such costs of enforcement including reasonable attorney's fees incurred by the party seeking such enforcement.

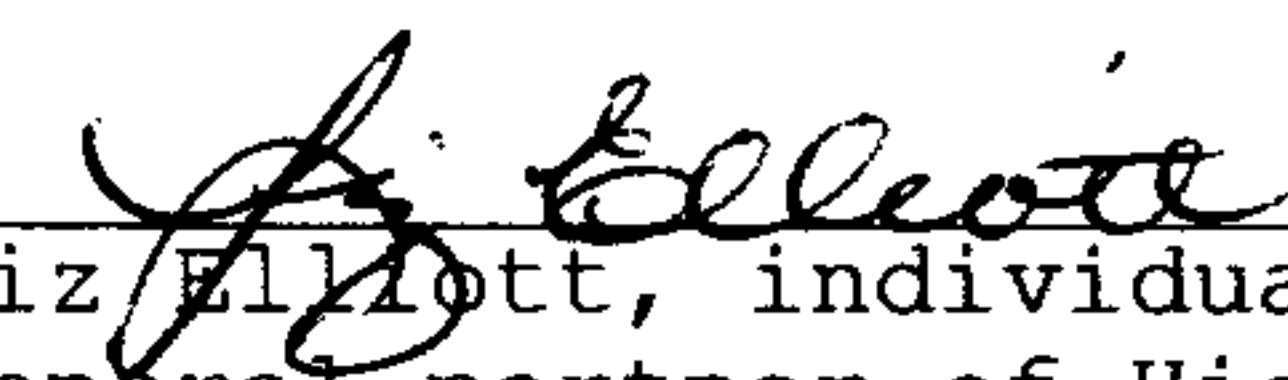
TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

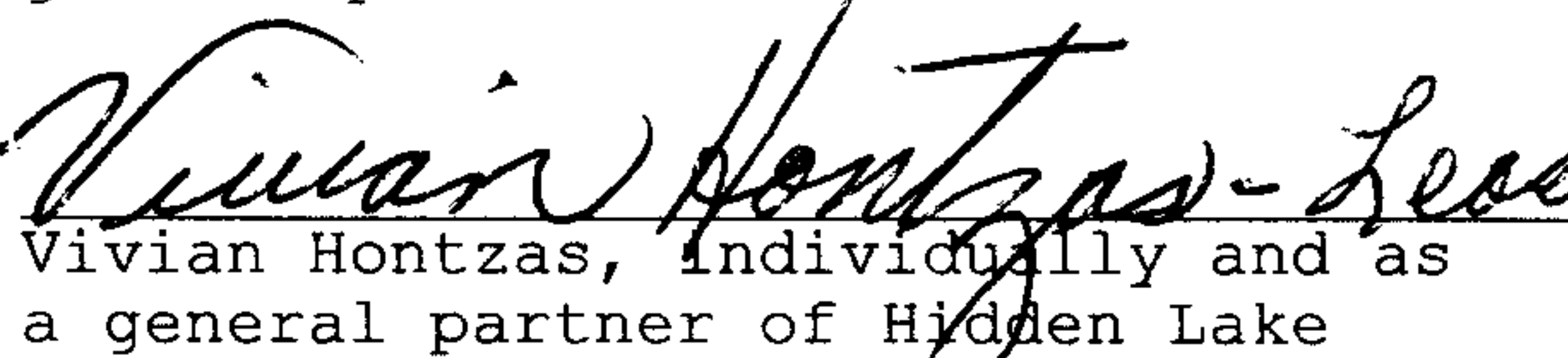
And Grantor does for itself and for its heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

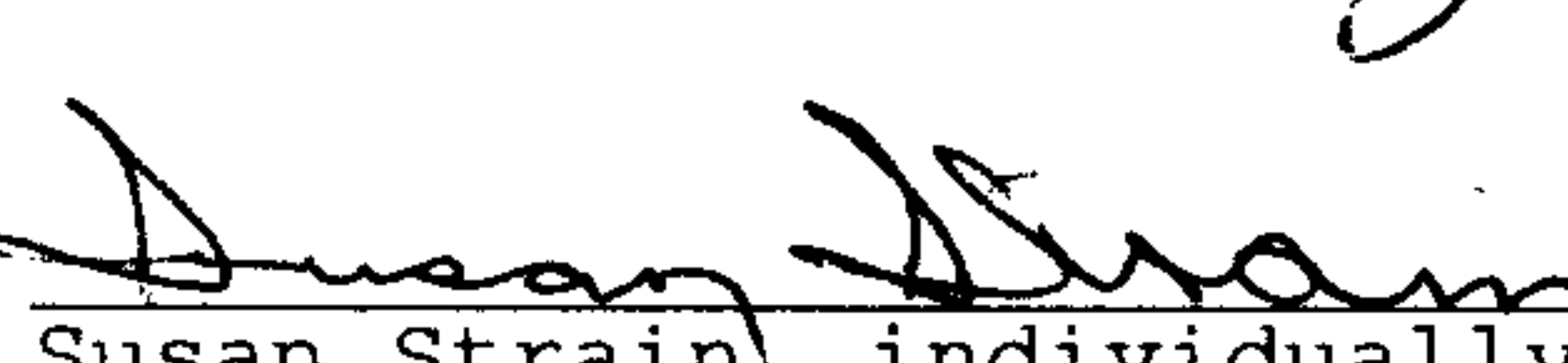
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6<sup>th</sup> day of January, 2003.

  
James E. Roberts, individually and  
as general partner of Hidden Lake,  
an Alabama general partnership

  
Robert Dow, individually and as a  
general partner of Hidden Lake

  
Liz Elliott, individually and as a  
general partner of Hidden Lake

  
Vivian Hontzas, individually and as  
a general partner of Hidden Lake

  
Susan Strain, individually and as a  
general partner of Hidden Lake

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that James E. Roberts whose name is signed to the foregoing instrument individually and as a general partner of Hidden Lake, an Alabama general partnership, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of January, 2003.

Mary Christina Gans  
Notary Public [SEAL]

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 28, 2003  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Robert Dow whose name is signed to the foregoing instrument individually and as a general partner of Hidden Lake, an Alabama general partnership, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of January, 2003.

Mary Christina Gans  
Notary Public [SEAL]

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 28, 2003  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Liz Elliott whose name is signed to the foregoing instrument individually and as a general partner of Hidden Lake, an Alabama general partnership, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of January, 2003.

Mary Christina Gans  
Notary Public [SEAL]

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 28, 2003  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Vivian Hontzas whose name is signed to the foregoing instrument individually and as a general partner of Hidden Lake, an Alabama general partnership, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of January, 2003.

Mary Christina Gans  
Notary Public [SEAL]

My commission expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: July 28, 2003  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Susan Strain whose name is signed to the foregoing instrument individually and as a general partner of Hidden Lake, an Alabama general partnership, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_\_ day of January, 2003.

\_\_\_\_\_  
Notary Public [SEAL]

My commission expires:

## **EXHIBIT A**

### **Tract No. 3**

Commence at the Southwest Corner of Section 24, Township 20 South, Range 1 East, Shelby County, Alabama, for the POINT OF BEGINNING; thence run North 00 degrees 44 minutes 18 seconds East along the West boundary line of said section for a distance of 647.06 feet; thence turn an angle of 88 degrees 17 minutes 16 seconds to the right and run a distance of 1340.01 feet; thence turn an angle of 91 degrees 49 minutes 52 seconds to the right and run a distance of 647.11 feet; thence turn an angle of 88 degrees 09 minutes 18 seconds to the right and run a distance of 1338.66 feet to the point of beginning. Containing 20.0 acres.

### **Tract No. 4**

Commence at the Northwest Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; for the POINT OF BEGINNING; thence run South 00 degrees 51 minutes 12 seconds West along the West boundary line of said section for a distance of 663.97 feet; thence turn an angle of 91 degrees 53 minutes 47 seconds to the left and run a distance of 1338.51 feet; thence turn an angle of 88 degrees 05 minutes 10 seconds to the left and run a distance of 662.36 feet; thence turn an angle of 91 degrees 49 minutes 52 seconds to the left and run a distance of 1338.66 feet to the point of beginning. Containing 20.3 acres.