

STATE OF ALABAMA

COUNTY OF SHELBY

COVENANT

WHEREAS, MAX BROWN - magnolia MNP - Lot 2

hereinafter called the owner(s) of certain real property situated in SHELBY County, Alabama, described in Exhibit "A," attached hereto and incorporated fully;

and

WHEREAS, upon said property the owner(s) desire(s) to construct an alternative onsite sewage disposal system, hereinafter called the system, to service the facility/dwelling on said property; and

WHEREAS, the approval of the system by the Shelby County Health Department, hereinafter called the local health department, is conditioned upon the covenant by the owner(s) and his/her/their successors in title and his/her/their assigns that he/she/they will satisfy all of the requirements of the local health department and assure the proper functioning of the system.

NOW, THEREFORE,

"Public notice is hereby given that the property described herein is subject to an on-site sewage disposal permit issued by the Shelby County Health Department. The permit may restrict the use of the lot or obligate the owner(s) to special maintenance and reporting requirements. These conditions are on file with the Shelby County Health Department, and subsequent purchasers are directed to inquire at the Shelby County Health Department."

Dated this, the 17 day of 2. 2003

Max Brown
(Signature(s) of Owner(s))

Exhibit "A"

All the property in the survey of _____
a map/deed of which is recorded in Map/Deed Book_____, page_____ or instrument
#_____ in the Probate Office of Shelby County, Alabama. Or all property
described in the attached legal description.

STATE OF ALABAMA

COUNTY OF SHELBY

I, The undersigned Notary Public in and for said County, in said State, hereby
certify that Max Brown whose name(s) is/are signed to
the foregoing instrument, and who is/are known to me, acknowledge(s) before me
this day that, being informed of the contents thereof, he/she/they has/have
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of February, ~~2000~~²⁰⁰³.

Shelia D. Cook
Notary Public

My commission Expires 09/13/03

SEND TAX NOTICE TO:

20030207000076440 Pg 3/3 17.00
Shelby Cnty Judge of Probate, AL
02/07/2003 11:59:00 FILED/CERTIFIED

Stephen Max Brown and
(Name) Catherine E. Anderson
1558 Applegate Lane
(Address) Alabaster, Alabama 35007

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-37 Rev. 1-41

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

06/03/1994-17926
DEED - PM CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY JUDGE OF PROBATE
19.50

That in consideration of TWENTY-EIGHT THOUSAND AND NO/100 ---- (\$28,000.00) -----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James Jeffery Carroll and wife, Cynthia Bearden Carroll

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Stephen Max Brown and Catherine E. Anderson

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

A parcel of land in the SW 1/4 of the SW 1/4 of Section 16, Township 21 South, Range 3 West, Shelby County, Alabama described as follows: Commence at the Southwest corner of Section 16, Township 21 South, Range 3 West and run Northerly along the West line of said section a distance of 339.25 feet to the point of beginning of the property herein described, thence continue along the last described course a distance of 873.96 feet to a point on the south right-of-way of a public road, thence South 75 degrees 33 minutes 43 seconds East along said right-of-way a distance of 337.42 feet to a point, thence South 18 degrees 28 minutes 33 seconds East a distance of 448.05 feet to a point, thence South 77 degrees 17 minutes 18 seconds West a distance of 157.90 feet, thence South 18 degrees 09 minutes 36 seconds East a distance of 357.06 feet to a point, thence North 88 degrees 46 minutes 14 seconds West a distance of 426.11 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. General and special taxes or assessments for 1994 and subsequent years not yet due and payable.
2. Right(s)-of-Way(s) granted to Shelby County by instruments(s) recorded in Deed 152 page 174 and Deed 152 page 537 in Probate Office.

\$18,200.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 3rd day of June, 1994

(Seal)
(Seal)
(Seal)

(Seal) James Jeffery Carroll
(Seal) Cynthia Bearden Carroll
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Jeffery Carroll and wife, Cynthia Bearden Carroll whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, A. D., 1994

Peggy J. Peterson
Notary Public.

Inst # 1994-17926