

46475

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

LORI JILL BROWN

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FOUR THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$84,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LISA DALE WILLIAMSON, AN UNMARRIED PERSON, DANNY GREG WILLIAMSON, AN UNMARRIED PERSON, LARRY VAN WILLIAMSON, A MARRIED PERSON and MARTY CHRIS WILLIAMSON, AN UNMARRIED PERSON, AS CO-TRUSTEES OF THAT CERTAIN TRUST CREATED BY THE ESTATE OF JACK LAVOYD WILLIAMSON, PROBATE CASE NO. PR-2003-000091, PROBATE COURT OF SHELBY COUNTY, ALABAMA (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LORI JILL BROWN, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

UNIT 1110, BUILDING 11, IN THE GABLES, A CONDOMINIUM, A CONDOMINIUM LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM AND BY-LAWS THERETO AS RECORDED IN REAL VOLUME 10, PAGE 177, AND AMENDED IN REAL VOLUME 27, PAGE 733; REAL VOLUME 50, PAGE 327, AND REAL VOLUME 50, PAGE 340, AND RE-RECORDED IN REAL 50, PAGE 942; REAL 165, PAGE 578, AND AMENDED IN REAL 59, PAGE 19, AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407, AND IN REAL 96, PAGE 855, AND REAL 97, PAGE 937, AND BY-LAWS AS SHOWN IN REAL VOLUME 27, PAGE 733, AND THEN AMENDED IN REAL VOLUME 50, PAGE 325, FURTHER AMENDED BY REAL 189, PAGE 222; REAL 222, PAGE 691; REAL 238, PAGE 241; REAL 269, PAGE 279, FURTHER AMENDED BY ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN REAL 284, PAGE 181, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN THE AFORESAID MENTIONED DECLARATION, SAID UNIT BEING MORE PARTICULARLY DESCRIBED IN THE FLOOR PLANS AND ARCHITECTURAL DRAWINGS OF THE GABLES CONDOMINIUM AS RECORDED IN MAP BOOK 9, PAGES 41 THRU 44, AND AMENDED IN MAP BOOK 9, PAGE 135; MAP BOOK 10, PAGE 49 AND FURTHER AMENDED BY MAP BOOK 12, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. 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 VOLUME 4, PAGE 454, AND VOLUME 127, P AGE 140.
3. AGREEMENT WITH BLUE CROSS-BLUE SHIELD RECORDED IN MISC. BOOK 19, PAGE 690, IN SAID PROBATE OFFICE.

4. DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (BUSINESS) RECORDED IN MISC. BOOK 13, PAGE 50, AS AMENDED BY AMENDMENT NO. 1, IN MISC. BOOK 15, PAGE 189 AND FURTHER AMENDED BY AMENDMENT NO. 2, RECORDED IN MISC. BOOK 19, PAGE 633, IN SAID PROBATE OFFICE.
5. ITEM #6 IN DEED RECORDED IN DEED BOOK 331, PAGE 757 TO-WIT: SAID PROPERTY CONVEYED BY THIS INSTRUMENT IS HEREBY RESTRICTED TO USE AS A MULTI-FAMILY DEVELOPMENT AND RELATED USES WITH A DENSITY NOT TO EXCEED TWELVE (12) UNITS PER ACRE AS DEFINED IN THE RIVERCHASE ARCHITECTURAL COMMITTEE DEVELOPMENT CRITERIA FOR PLANNED MULTI-FAMILY (RR-2) DISTRICT OF RIVERCHASE DATED APRIL 13, 1980, UNLESS A CHANGE IN USE IS AUTHORIZED PURSUANT TO THE RIVERCHASE BUSINESS COVENANTS, AS DESCRIBED IN PARAGRAPH 5 IN DEED, SAID RESTRICTIONS TO BE EFFECTIVE FOR THE SAME PERIOD OF TIME AS THE RIVERCHASE BUSINESS COVENANTS.
6. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, LIENS, FOR ASSESSMENTS, OPTIONS, POWERS OF ATTORNEY, AND LIMITATIONS ON TITLE CREATED BY THE CONDOMINIUM OWNERSHIP ACT, CHAPTER 8, SECTION 35-8-1, ET SEQ., CODE OF ALABAMA, 1975, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, BY-LAWS AND AMENDMENTS RECORDED IN REAL VOLUME 10, PAGE 177, AND AMENDED AND AMENDED IN REAL VOLUME 27, PAGE 733; REAL VOLUME 50, PAGE 327, REAL VOLUME 50, PAGE 340 AND RE-RECORDED IN REAL VOLUME 50, PAGE 942; REAL VOLUME 165, PAGE 578 AND AMENDED IN REAL VOLUME 59, PAGE 19 AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407; REAL VOLUME 96, PAGE 855; REAL VOLUME 97, PAGE 937; REAL VOLUME 284, PAGE 181, AND BY-LAWS AS SHOWN IN REAL VOLUME 27, PAGE 733 AND THEN AMENDED IN REAL VOLUME 50, PAGE 325, FURTHER AMENDED IN REAL VOLUME 189, PAGE 222; REAL VOLUME 22, PAGE 691 AND REAL VOLUME 238, PAGE 241, IN SAID PROBATE OFFICE.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(s) RECORDED IN VOLUME 347, PAGE 472 AND BOOK 220, PAGE 457.
8. EASEMENT FOR INSTALLATION, MAINTENANCE AND OPERATION OF A SANITARY SEWER PIPELINE, AS RECORDED IN BOOK 97, PAGE 535, AND BOOK 97, PAGE 541.
9. EASEMENTS AS SHOWN BY RECORDED PLAT.
10. EASEMENT TO TELVUE CABLE ALABAMA RECORDED IN INSTRUMENT NO. 9916/2887, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, ALABAMA..

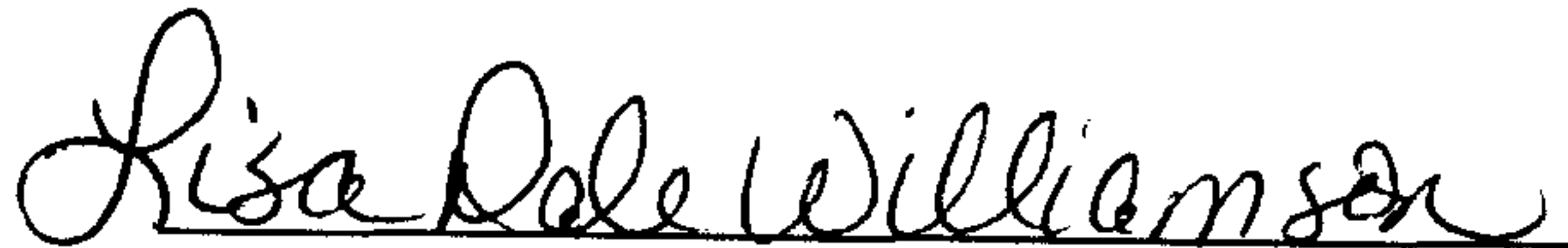
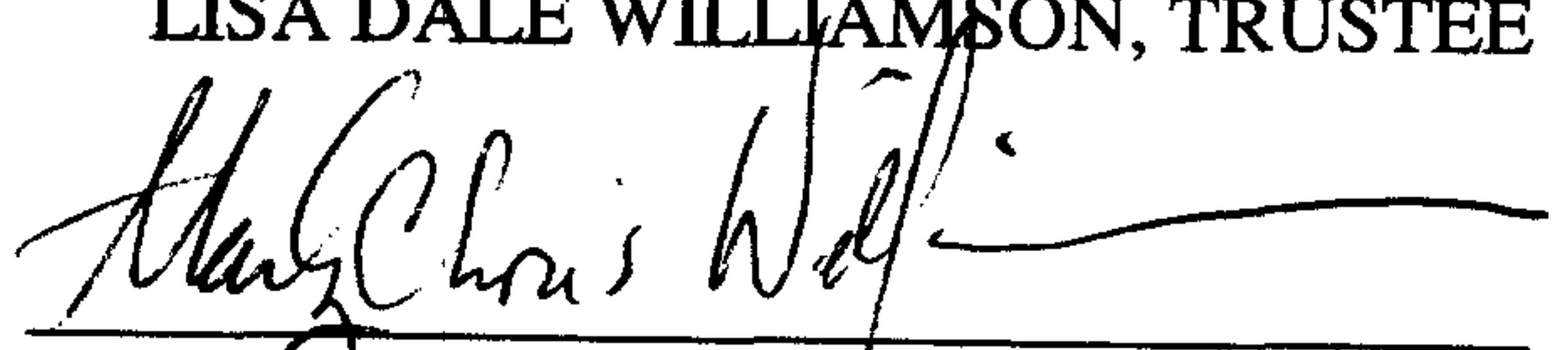
SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, LISA DALE WILLIAMSON, MARTY CHRIS WILLIAMSON, DANNY GREG WILLIAMSON AND LARRY VAN WILLIAMSON OR THEIR RESPECTIVE SPOUSES.

\$81,965.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

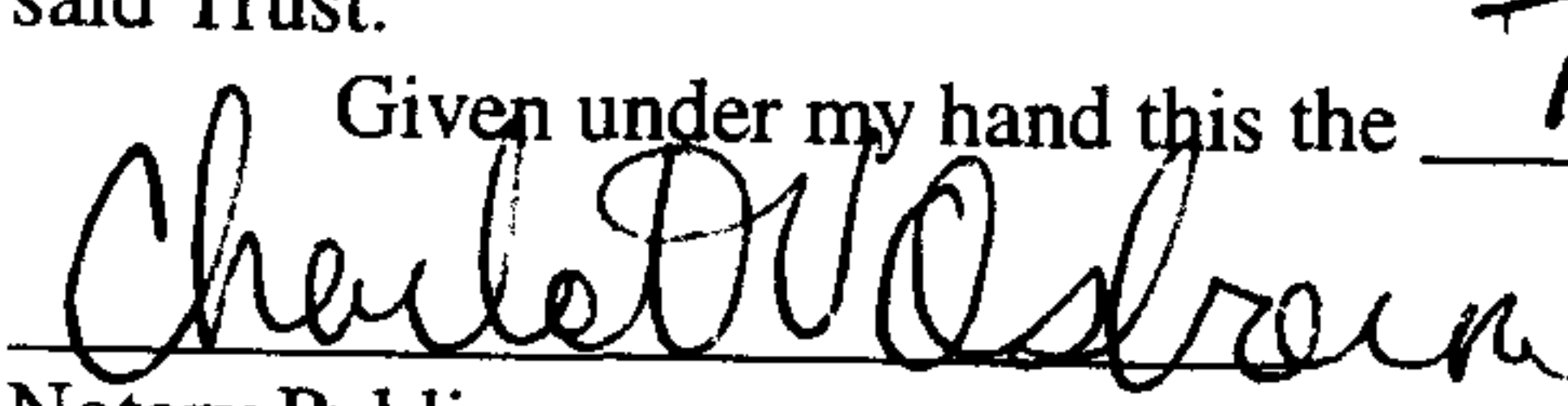
IN WITNESS WHEREOF, the said GRANTORS, LISA DALE WILLIAMSON, CO-TRUSTEE and DANNY GREG WILLIAMSON, CO-TRUSTEE and LARRY VAN WILLIAMSON, CO-TRUSTEE and MARTY CHRIS WILLIAMSON, CO-TRUSTEE have hereunto set his, her or their signature(s) and seal(s), this the 4th day of February, 2003.


LISA DALE WILLIAMSON, TRUSTEE

MARTY CHRIS WILLIAMSON, TRUSTEE


STATE OF Georgia
COUNTY OF Cobb

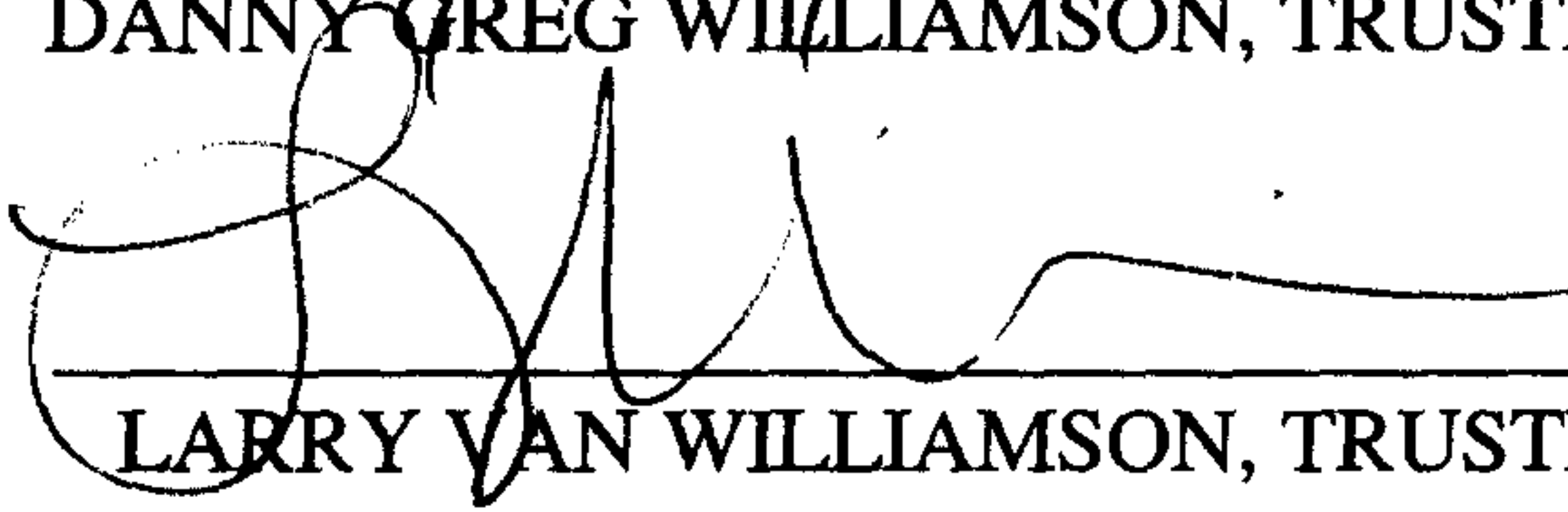
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LISA DALE WILLIAMSON AND MARTY CHRIS WILLIAMSON, whose names as TRUSTEE of that certain trust created by the ESTATE OF JACK LAVOYD WILLIAMSON PROBATE CASE NO. PR 2003-000091, 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, she, or they as such officer and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand this the 7 day of FEBRUARY, 2003.

Notary Public

My Commission Expires: 1-28-06


DANNY GREG WILLIAMSON, TRUSTEE

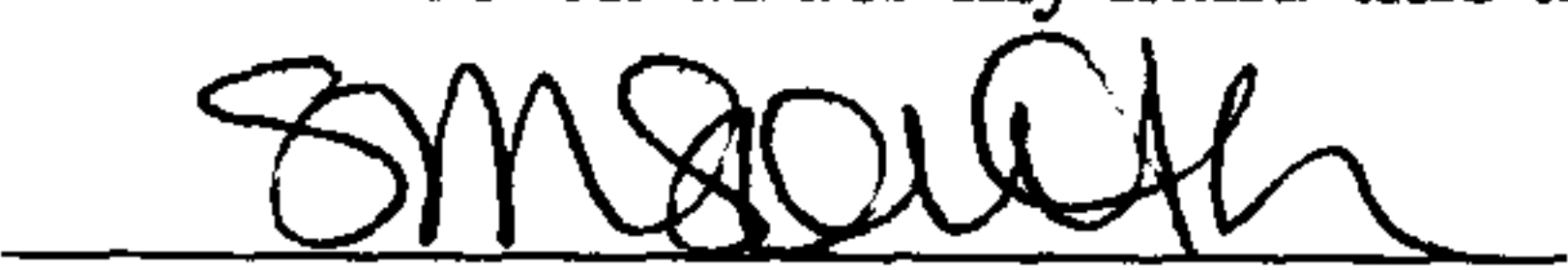

LARRY VAN WILLIAMSON, TRUSTEE

STATE OF Georgia
COUNTY OF Cobb

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DANNY GREG WILLIAMSON AND LARRY VAN WILLIAMSON, whose names as TRUSTEE of that certain trust created by the ESTATE OF JACK LAVOYD WILLIAMSON PROBATE CASE NO. PR 2003-000091, 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, she, or they as such officer and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand this the 7 day of FEBRUARY, 2003.


Notary Public

My Commission Expires: 10-9-04

