

Consideration
\$5,000

20031021000705320 Pg 1/3 22.00
Shelby Cnty Judge of Probate, AL
10/21/2003 11:55:00 FILED/CERTIFIED

Send Tax Notice to:
Southlake Residential
Association, Inc.
One Riverchase Office Plaza, Ste. 200
Hoover, Alabama 35244

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **SOUTHLAKE PROPERTIES**, an Alabama general partnership (hereafter referred to as the "Grantor"), in hand paid by **SOUTHLAKE RESIDENTIAL ASSOCIATION, INC.** (hereafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of property located in the Southlake Cove, according to the Map of Southlake Cove, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at a point that is the intersection of and that is common to Lots 43, 55 and 56 of Southlake Cove, as depicted on the aforesaid Map of Southlake Cove, said point being the POINT OF BEGINNING; thence run N 15°17'41" E for a distance of 52.02 feet to a point; thence run N 60°17'16" E for a distance of 56.01 feet to a point; thence run N 60°17'16" E for a distance of 58.13 feet to a point; thence run N 60°17'16" E for a distance of 36.27 feet to a point; thence run S 14°37'00" E for a distance of 47.33 feet to a point; thence run S 79°23'02" E for a distance of 67.45 feet to a point; thence run S 75°22'46" W for a distance of 26.97 feet to a point; thence run S 73°06'14" W for a distance of 98.07 feet; thence run S 73°06'14" W for a distance of 107.32 feet to the POINT OF BEGINNING.

SUBJECT TO:

1. 2003 ad valorem taxes, a lien due and payable October 1, 2003, and 2004 ad valorem taxes, a lien not yet due and payable.
2. Easement to Northwest Shelby County Sewer Authority, dated May 7, 1976, under Quit-Claim Right-of-Way Deed from underground sewer as recorded in Deed Book 298, Page 319, in the Probate Office of Shelby County, Alabama.

3. Restrictions, covenants, conditions and release of damages appearing of record in Book 153, Page 395, Book 160, Page 495, and Real Volume 182, Page 1; Instrument No. 1993-28772; Instrument No. 1994-7225, and as shown on recorded map in the Probate Office of Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 230, Page 795, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument recorded in Book 215, Page 521, in the Probate Office of Shelby County, Alabama.
6. Terms, agreements and right of way to Alabama Power Company as recorded in Book 215, Page 504, in the Probate Office of Shelby County, Alabama.
7. Notice of Permitted Land Use as shown in Book 160, Page 492, recorded in the Probate Office of Shelby County, Alabama.
8. 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 127, Page 495, in the Probate Office of Shelby County, Alabama.
9. Riparian and other rights created by the fact that the subject property fronts on Rutherford Lake.
10. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, encroachments, etc., which would be disclosed by a true and accurate survey of the property conveyed herein; and any and all recorded or unrecorded leases affecting said property, if any.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said Grantee, and to the successors and assigns of such Grantee in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on
this the 13th day of October, 2003.

“Grantor”

SOUTHLAKE PROPERTIES,
an Alabama general partnership

By 

Name Harold W. Ripps

Its general partner

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Harold W. Ripps, whose name as general partner of
Southlake Properties, an Alabama general partnership, 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, as such partner and with full
authority, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this 13th day of October, 2003.

{ SEAL }



Notary Public

My Commission Expires: 10/14/06

This instrument prepared by:
Richard Cohn
Attorney at Law
Sirote & Permutt, P.C.
2311 Highland Avenue South - 35205
P.O. Box 55727
Birmingham, Alabama 35255-5727