

This instrument was prepared by:
Gene W. Gray, Jr.
2100 SouthBridge Parkway, Suite 638
BIRMINGHAM, AL 35209

Send Tax Notice to:
JUAN C. OSPINA
ANA M. OSPINA
2042 EAGLE PARK LANE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIFTY FIVE THOUSAND AND NO/100 Dollars (\$55000.00) to the undersigned grantor, EDDLEMAN PROPERTIES, INC., an Alabama Corporation, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said EDDLEMAN PROPERTIES, INC., an Alabama Corporation, does by these presents, grant, bargain, sell and convey unto **JUAN C. OSPINA and ANA M. OSPINA** (hereinafter referred to as "Grantee", whether one or more), as joint tenants with right of survivorship, the following described real estate (the "Property"), situated in Shelby County, Alabama, to-wit:

Lot 1502, according to the Survey of Brook Highland, 15th Sector, an Eddleman Community, as recorded in Map Book 26, Page 114, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due October 1, 2004.
- (2) 35 foot building setback line as shown by recorded plat.
- (3) Public utility easements as shown by recorded plat.
- (4) Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc. of the development; all of said covenants, restrictions and conditions being set out in instrument recorded in Real 194, Page 54, in said Probate Office.
- (5) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, Page 254 in Probate Office, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real 194, Page 281 and By-Laws of Association, Inc. as recorded in Real 194, Page 287 in said Probate Office along with Supplemental Protective Covenants as set out in Inst. No. 2000-933 in said Probate Office.
- (6) A Deed and Bill of Sale from AmSouth as Ancillary Trustee to the Water Works and Sewer Board of the city of Birmingham, recorded in Real 194, Page 20, as Inst. #1994-37059, Inst. #1994-37060 and Inst. #1994-37061, along with an easement for Sanitary Sewer Lines and Water Lines as set out in Real 194 page 1 and Assignments recorded as Inst. #1998-34387 and Inst. #1998-34388 in said Probate Office.
- (7) Easement and agreements between AmSouth Bank, N.A. as Ancillary Trustee for NCB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and The Water Works and Sewer Board of the City of Birmingham, as set out in instrument recorded in Real 194, Page 1 and Real 194, Page 40 in said Probate Office.
- (8) Drainage Agreement between AmSouth Bank, N.A., as Ancillary trustee for NCB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125, Page 238 in said Probate Office.
- (9) Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCB National Bank of North Carolina as Trustee for the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987, and recorded in Real 125, Page 249 and Real 199, Page 18 in said Probate Office.
- (10) 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 32, Page 48, Deed Book 121, Page 294 and Deed Book 235, Page 552, in said Probate Office.
- (11) Restrictive covenants with regard to underground transmission installation by Alabama Power Company as recorded in Real 181, Page 995, in said Probate Office.
- (12) Covenants releasing predecessors in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that

may now or hereafter exist or occur or cause damage to subject property, as shown by survey of subdivision, recorded in Map Book 26, Page 114, in said Probate Office.

(13) Subdivision restrictions shown on recorded plat in Map Book 26 page 114 to provide for construction of single family residences only.

(14) Easement to Water Works & Sewer Board recorded in Real 252, Page 210 in said Probate Office.

(15) Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions set out in Real 307 page 950 in said Probate Office.

(16) Easement(s) to Alabama Power Company as shown by instrument recorded in Real 207 page 380, Real 220 pages 521 and 532, in said Probate Office.

(17) Agreement concerning Electric Service to NCNB/Brook Highland and Alabama Power Company recorded in Real 306 page 119 in Probate Office.

(18) Restrictions, covenants and conditions as set out and contained within deeds conveyed to other parties as set out in Real 308 page 1, Real 220 page 339, and as Inst. #1992-14567, in the Probate Office.

(19) Easement(s) for Sanitary Sewer Lines and Water Lines as shown by recorded instruments.

(20) Restrictive Covenant & Agreement as set out in the Deed from NCNB National Bank of North Carolina to Brook Highland Limited Partnership, dated 10/12/93 and recorded as Inst. No. 1993-32511 in said Probate Office.

(21) Declaration of Covenants, Conditions and Restrictions, dated August 28, 1990, as to Brook Highland Common Property as set out in Real Book 307 page 950 in said Probate Office.

ALL THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantee understands and agrees that the Property will be subject to certain covenants for the benefit of The Water Works and Sewer Board of the City of Birmingham requiring the owners of surrounding property located in the Lake Purdy Watershed to establish and maintain a sedimentation and erosion control plan for storm water drainage on such property and to pay assessments to fund such obligations. Further, Grantee understands and agrees that Grantor has obtained from the Alabama Department of Environmental Management (ADEM) a General Permit for stormwater runoff from construction, excavation, land clearing, other land disturbance activities and associated areas to comply with the terms and conditions of said General Permit in the design and construction of improvements on the Property which shall include, without limitation, the preparation and implementation of a Best Management Practices Plan for structural and non-structural practices to prevent/minimize the discharge of all sources of pollution (i.e., sediment, trash, garbage, debris, oil, grease, chemicals, etc.) to State waters in stormwater run-off in accordance with the requirements of the General Permit.

Grantee shall indemnify and hold Grantor harmless for any loss or damage suffered by the Grantor as a result of Grantee's violation of or failure to comply with the terms, conditions and requirements of the General Permit. Further, if Purchaser shall be in violation of the General Permit, Grantor shall have the right after 10 days notice to take such corrective action as may reasonably be necessary to cure such violation and Grantee shall indemnify and hold Grantor harmless for any costs reasonably incurred in taking any such corrective action.

By its acceptance of this deed, Grantee hereby covenants and agrees for itself and its successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for, loss or damage on account of injuries to the Property or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of injuries to any owner, occupant, or other person in or upon the Property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitation, sinkholes, underground mines, and limestone formations) under or on the Property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property. Further, the Grantee, its successors and assigns hereby acknowledges that the Grantor shall not be liable for and no action shall be asserted against Grantor in connection with any drainage easements, ditches or pipes or drainage problems associated therewith and that Grantee has inspected the same and accepts the property along with all drainage easements, ditches or pipes in its present "AS IS" condition. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents and employees of Grantor; (ii) the officers, directors, employees and agents of general partners of Grantor or partners thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through Grantee.

The Grantees execute this deed only to acknowledge and accept all covenants and restrictions

contained hereinabove and Grantees, their successors and assigns, agree and understand that the property conveyed herein is subject to the foregoing covenants and restrictions.

Juan C. Ospina SEAL
JUAN C. OSPINA

Ana M. Ospina SEAL
ANA M. OSPINA

TO HAVE AND TO HOLD to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in the fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their 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 good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons. IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this ____ day of DECEMBER, 2003.

EDDLEMAN PROPERTIES, INC.
an Alabama Corporation

By: Douglas D. Eddleman
Douglas D. Eddleman, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Eddleman Properties, Inc., an Alabama Corporation, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said Corporation.

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

AFFIX SEAL

Donna D. Rainey
NOTARY PUBLIC
NAME: Donna D. Rainey
My Commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 1, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JUAN C. OSPINA and ANA M. OSPINA, 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 22 day of DECEMBER, 2003.

AFFIX SEAL

Gene W. Gray Jr.
NOTARY PUBLIC
NAME: Gene W. Gray Jr.
My Commission expires: 11-9-06