

THIS INSTRUMENT PREPARED BY:  
Riley & Riley, P.C.  
1950 Stonegate Drive, Suite 150  
Birmingham, Alabama 35242

SEND TAX NOTICE TO:  
Jason Williamson  
2009 Stone Brook Drive  
Birmingham, AL 35242

STATE OF ALABAMA  
SHELBY COUNTY

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred Forty-Five Thousand Five Hundred and 00/100 Dollars (\$145,500.00) to **GARRY N. DRUMMOND, SR.**, an unmarried man, (the "Grantor"), in hand paid by **JASON WILLIAMSON** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does by these presents grant, bargain, sell and convey unto Grantees, subject to the covenants, conditions and other matters set forth below, the real estate situated in Shelby County, Alabama, more particularly described as follows (the "Property"):

Lot 2-A, according to the map or survey of Stone Brook – First Sector, as recorded in Map Book 13, Page 135, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes and assessments for the year 2004 and taxes for subsequent years, not yet due and payable.
2. Restrictive Agreement recorded in Book 220, Page 339, of the Official records of Shelby County, Alabama.
3. Easement to for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham, recorded in Book 194, Page 1, and Book 194, Page 43, of the Official records of Shelby County, Alabama.
4. Right of way to Alabama Power Company, recorded in Book 207, Page 380, of the Official records of Shelby County, Alabama.
5. Mineral and mining rights as recorded in Book 327, Page 553, and Book 32, Page 183, of the Official records of Shelby County, Alabama.
6. Restrictions and Covenants as recorded in Book 194, Page 54, of the Official records of Shelby County, Alabama.
7. Articles of Incorporation of Stonebrook Residential Association, Inc., recorded in Book 41, Page 518, of the Official records of Shelby County, Alabama. And By-Laws of Stonebrook Residential Association, Inc, in Book 41, Page 530, aforesaid records.
8. Easement to for sewer line, recorded in Book 107, Page 976, of the Official records of Shelby County, Alabama.
9. Right of way to Alabama Power Company, recorded in Book 270, Page 83, of the Official records of Shelby County, Alabama.
10. Easement to Water Works and Sewer Board of the City of Birmingham, recorded in Book 265, Page 522, of the Official records of Shelby County, Alabama.
11. Restrictions and Covenants as recorded in Book 288, Page 446, Book 298, Page 884, Book 335, Page 542, and Book 1993, Page 11895, of the Official records of Shelby County, Alabama.
12. Agreement with Alabama Power Company for Underground Distribution, recorded in Book 298, Page 903, of the Official records of Shelby County, Alabama.
13. 25 foot building set back line, per plat map.
14. Easement to Alabama Power Company, recorded in Book 1995, Page 7089, of the Official records of Shelby County, Alabama.
15. Title to minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

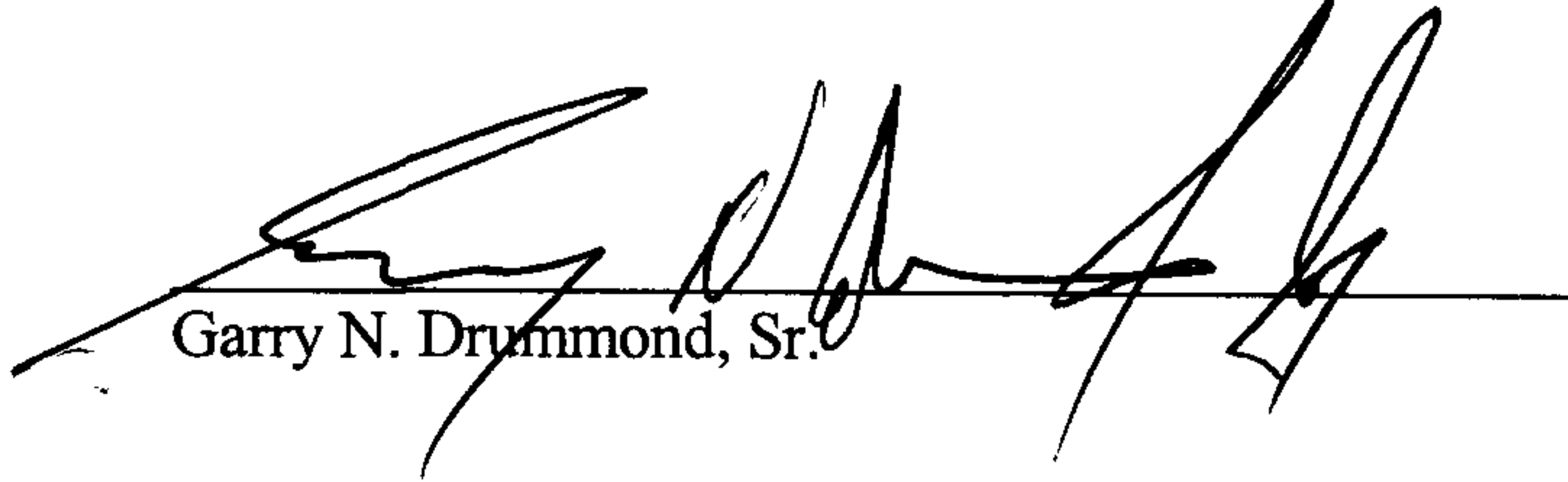
**\$116,400.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.**



**TO HAVE AND TO HOLD** unto Grantee his heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs and assigns, that Grantor are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the Property as aforesaid, and that Grantor will, and Grantor's successors and assigns shall, warrant and defend the same to Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

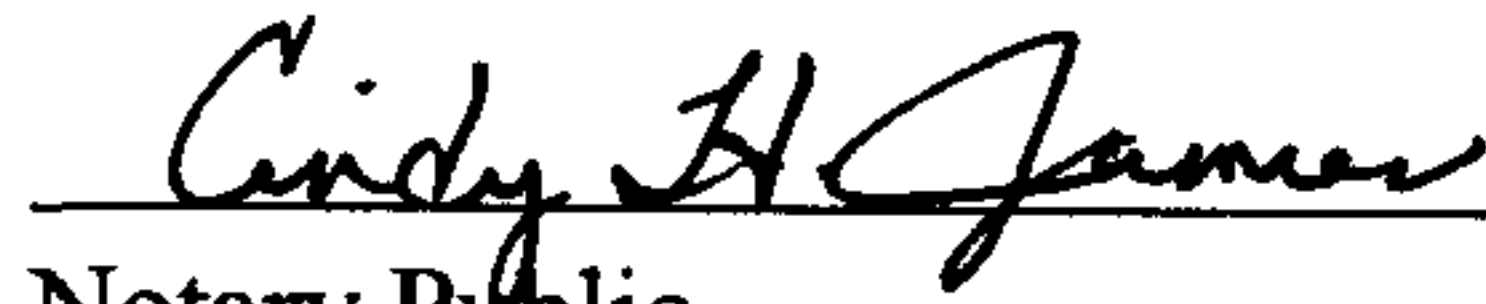
**IN WITNESS WHEREOF**, Grantor, Garry N. Drummond, Sr., have executed this conveyance as of the 27<sup>th</sup> ~~30<sup>th</sup>~~ day of January, 2004.

  
Garry N. Drummond, Sr.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Garry N. Drummond, Sr., whose name 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, executed the same voluntarily for and as his act.

Given under my hand and official seal this 27<sup>th</sup> day of January, 2004.

  
Notary Public  
My Commission expires: 10-1-06