

THIS INSTRUMENT PREPARED BY:

Kirby Sevier, Esq.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Robbin P. Sorrell
2709 Watkins Glen Drive
Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **ROBERT G. SORRELL and wife, ROBBIN P. SORRELL** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **ROBBIN P. SORRELL** (herein referred to as GRANTEE), the real estate described on Exhibit A, attached hereto and made a part hereof, and situated in Shelby County, Alabama.

This conveyance is made subject to the following:

1. Current taxes.
2. Easements, rights of way, restrictions, conditions and covenants of record.
3. Right of way to the Water Works Board of the City of Birmingham recorded in Real 69, at Page 430.
4. Restrictions and Resolutions recorded in Real 41, at Page 987.
5. Transmission line permit to Alabama Power Company recorded in Deed Book 138, at Page 307; Deed Book 240, at Page 444; Deed Book 182, at Page 326, and Deed Book 180, at Page 35.
6. Easement for private road recorded in Deed Book 326, at Page 427; and Deed Book 326, at Page 428.
7. Restrictions and Reservations recorded in Book 160, at Page 552.
8. Rights, if any, acquired in the property conveyed herein as contained in deed recorded in Deed Book 222, at Page 17.
9. Mineral and mining rights and rights relating thereto as recorded in Real 228, at Page 992.
10. Declaration of Protective Covenants, Restrictions, Agreements and Easements as recorded in Instrument 1998-20485; and First Amendment recorded in Instrument 1998-20486.

11. The rights of upstream and downstream riparian owners with respect to Hollybrook Lake, bordering the subject property.
12. Declaration of Covenants, Conditions and Restrictions recorded in Instrument 1999-44784; Instrument 1999-44785; and Instrument 1999-44786.
13. Easement agreement with regard to the Buffer as recorded in Instrument 1999-44788.
14. Declaration of Covenants and Restrictions recorded in Instrument 2002-1226000643690.

This conveyance is further made subject to any and all restrictions, reservations, covenants, easements, and rights of way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

This deed was prepared with information supplied by the Grantors herewith without the benefit of a title search being performed on the subject property.

TO HAVE AND TO HOLD Unto the said Grantee, her heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of February, 2004.



ROBERT G. SORRELL



ROBBIN P. SORRELL

STATE OF ALABAMA

COUNTY OF

Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBERT G. SORRELL** and wife, **ROBBIN P. SORRELL**, 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 6th day of February, 2004.

Janine Johnson
Notary Public

My Commission Expires: 10-12-04
(SEAL)

EXHIBIT "A"

A parcel of land situated in the NW 1/4 of Section 19, Township 18 South, Range 1 East, and the NE 1/4 of Section 24, Township 18 South, Range 1 West, all being in Shelby County, Alabama, and being more particularly described as follows:

Beginning at an existing 3/4 inch rebar at the most Southerly corner of Lot 15, Hollybrook Lake Subdivision, as recorded in Map Book 4, Page 74, in the Office of the Judge of Probate, Shelby County, Alabama, run in a Northeasterly direction along Southeast lot line of said Lot 15 for a distance of 331.87 feet (map= 331.65 feet) to an existing 3/4 inch rebar at the Southwest corner of Lot 16 of said subdivision; thence turn an angle to the right of 12°48' and run in a Northeasterly direction along the Southeast lot line of said Lot 16 for a distance of 85.42 feet to an existing 3/4 inch rebar at a bend point in said Southeast lot line; thence turn an angle to the left of 35°07' and run in a Northeasterly direction along said Southeast lot line for a distance of 157.90 feet (map=158.05 feet) to an existing 3/4 inch rebar at the Southwest corner of Lot 17 of said subdivision; thence turn an angle to the right of 53°18'30" (map= 53°16'00") and run in a Northeasterly direction along the Southeast lot line of said Lot 17 for a distance of 164.92 feet (Map=164.75 feet) to an existing 3/4 inch rebar at a bend point in said Southeast lot line said Lot 17; thence turn an angle to left of 71°07'00" and run in a Northeasterly direction along said Southeast lot line of said Lot 17 for a distance of 159.33 feet (map= 159.40 feet) to an existing 1 1/2 inch pipe at a Southerly corner between Lots 17 and 18 of said subdivision; thence turn an angle to the right of 119°52'34" (map=119°59') and run in a Southeasterly direction along the Southwest lot line of said Lot 18 for a distance of 376.88 feet (map= 376.60 feet) to an existing iron pin at the most Southerly corner of said Lot 18; thence turn an angle to the left of 75°18'54" (map= 75°50'00") and run in a Northeasterly direction along the Southeast lot line of said Lot 18 for a distance of 238.87 feet (map= 238.95 feet) to an existing iron pin at the most Southerly corner of Lot 19 of said subdivision; thence turn an angle to the left of 24°59' and run in a Northeasterly direction along the Southeast lot line of said Lot 19 for a distance of 301.60 feet to an existing iron pin at the most Southerly corner of Lot 20 of said Subdivision; thence turn an angle to the right of 16°25' and run in a Northeasterly direction along the Southeast lot line of said Lot 20 for a distance of 308.72 feet to an iron pin set at the most Easterly corner of said Lot 20; thence turn an angle to the right of 13°16'00" and run in a Northeasterly direction for a distance of 247.20 feet to an iron pin set; thence turn an angle to the right of 39°52'30" and run in a Southeasterly direction for a distance of 58.82 feet to an iron pin set; thence turn an angle to the right of 28°44'30' and run in a Southeasterly direction for a distance of 54.62 feet to an iron pin set; thence turn an angle to the right of 29°40'00" and run in a Southeasterly direction for a distance of 116.56 feet to an iron pin set; thence turn an angle to the right of 26°21'40" and run in a Southwesterly direction for a distance of 120.72 feet to an iron pin set; thence turn an angle to the right of 41°39'49" and run in a Southwesterly direction for a distance of 288.85 feet to an iron pin set; thence turn an angle to the left of 16°06'42" and run in a Southwesterly direction for a distance of 217.67 feet to an iron pin set; thence turn an angle to the right of 61°50'20" and run in a Southwesterly direction for a distance of 375.99 feet to an iron pin set; thence turn an angle to the right of 123°20'30" and run in a Southwesterly direction for a distance of 246.02 feet to an iron pin set; thence turn an angle to the left of 29°33'10" and run in a Southwesterly direction for a distance of 315.82 feet to an iron pin set; thence turn an angle to the left of 24°10'15" and run in a Southwesterly direction for a distance of 363.71 feet to an iron pin set; thence turn an angle to the right of 76°46'00" and run in a Southwesterly direction for a distance of 447.03 feet to an iron pin set; thence turn an angle to the left of 9°15'15" and run in a Southwesterly direction for a distance of 329.70 feet to an iron pin set the Easterly shore line of Hollybrook Lake; run thence in a Northerly direction meandering along said Easterly shore line for a distance of 940 feet, more or less, to the point of beginning.