

This instrument prepared by  
✓ Clayton T. Sweeney, Attorney at Law  
2700 Highway 280 East, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice To:  
SHELIA J. MORGAN  
232 Courtside Drive  
Birmingham, AL 35242

**STATE OF ALABAMA     )**  
**SHELBY COUNTY    )**

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the payment of  
TWO HUNDRED SEVENTY-FOUR THOUSAND Dollars (\$274,000.00) and other good and  
valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor,  
**COURTSIDE DEVELOPMENT, INC.**, an Alabama corporation (the "Grantor"), does by these  
presents, grant, bargain, sell and convey unto the undersigned Grantee, **SHELIA J. MORGAN**  
(the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 59, in Courtside at Brook Highland, a condominium, as established by that certain  
Declaration of Condominium of Courtside at Brook Highland, a condominium, which is  
recorded as Instrument Number 20020521000241450 in the Probate Office of Shelby  
County, Alabama, as amended by the Amendment thereto recorded as Instrument  
Number 20020521000241460 in said Probate Office and as further amended by the  
Corrective Amendment recorded as Instrument Number 20020521000241470 in said  
Probate Office and as reflected in the Plan of Courtside at Brook Highland prepared by  
K. B. Weygand & Associates, P.C. which is attached as Exhibit C to the Declaration of  
Condominium recorded as Instrument Number 20020521000241450 and which is also  
separately recorded in Map Book 28, Page 103 in said Probate Office.

\$ 180,000.00                      of the consideration recited above was paid from the  
proceeds of a mortgage loan closed simultaneously herewith.

Said conveyance is also made subject to:

1.     Property taxes for the current year and thereafter.
2.     Easements, restrictions and reservations of record.
3.     Declaration of agreements, covenants, restrictions, easements, and conditions as  
set forth in the Declaration of Condominium of Courtside at Brook Highland, a  
condominium, as recorded in Instrument Number 20020521000241450, in the  
Probate Office of Shelby County, Alabama, as amended by the Amendment  
thereto recorded as Instrument Number 20020521000241460 in said Probate  
Office and as further amended by the Corrective Amendment recorded as

Instrument Number 20020521000241470 in said Probate Office (the "Courtside Declaration").

4. Rights of parties in land and all Common Elements as set forth in the Courtside Declaration.
5. By-Laws, rules, regulations, restrictions, covenants, and miscellaneous provisions of By-Laws of Courtside at Brook Highland Association, Inc. as recorded as Exhibit B to the Courtside Declaration in the Probate Office of Shelby County, Alabama (the "Courtside By-Laws").
6. Provisions and powers as set forth in the Articles of Incorporation of Courtside at Brook Highland Association, Inc. recorded in Instrument Number 2001-29968, in the Probate Office of Shelby County, Alabama (the "Courtside Articles").

Grantor hereby assigns and transfers to Grantee, and Grantee hereby accepts and assumes, (i) the obligations of Grantor under Section 35-8A-402 Code of Alabama 1975, as amended, with respect to the preparation and delivery of an offering statement in any sale of the subject Unit and (ii) the right of Grantor in its capacity as successor declarant under the Courtside Declaration to engage in construction activity and to maintain models, sales offices, construction trailers and signs. Grantor and Grantee have executed this Warranty Deed and caused it to be recorded in the Probate Office of Shelby County, Alabama, to evidence the transfer to Grantee of such rights to Grantee to the extent they constitute Grantor's special declarant rights (as defined in Section 35-8A-103(24) Code of Alabama 1975, as amended) under and with respect to the Courtside Declaration and the property subject thereto in accordance with Section 35-8A-304 Code of Alabama 1975, as amended. Except for the specific obligation to prepare and deliver the offering statement in connection with the sale of the subject Unit(s) and the right of Grantee to maintain models, sales offices, construction trailers and signs as permitted under the Courtside Declaration, all rights, duties and obligations of Grantor as successor declarant under the Courtside Declaration shall remain with Grantor.

This conveyance is made with the express reservation and condition that the Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Courtside Development, Inc. and/or Eddleman Properties, Inc., its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over lands herein conveyed, as the case may be, which are caused by, or arise as a result of, past or future soil, subsoil or other conditions (including without limitation, sinkholes, underground mines, and limestone formations) under or on the Property, whether contiguous or non-contiguous. Grantee acknowledges that it has made its own independent inspections and investigations of the hereinabove described land and is purchasing the Property in reliance upon such inspections and investigations thereof. For purposes of this paragraph, Courtside Development, Inc. and/or Eddleman Properties, Inc. shall mean and refer to (i) the officers, directors and employees of Courtside Development, Inc. and/or Eddleman Properties, Inc., and (ii) any successors and assigns of Courtside Development, Inc. and/or Eddleman Properties, Inc.

Grantee hereby constitutes and appoints Grantor as their true and lawful agent(s) and attorney-in-fact with full power and authority to do and perform every act necessary and proper to be done and execute any documentation necessary to accomplish the de-annexation of the Courtside development from the City of Birmingham, should Grantor seek to accomplish said de-annexation. Said Power of Attorney shall be irrevocable and binding on Grantees, their heirs, executors, administrators, successors and assigns.



**TO HAVE AND TO HOLD** to the said Grantee, his heirs, representatives, successors  
and assigns forever.

**IN WITNESS WHEREOF**, the Grantor and Grantee have set their signatures and seals,  
this the 22<sup>nd</sup> day of February, 2005.

**GRANTOR:**  
**COURTSIDE DEVELOPMENT, INC**

By:

Douglas D. Eddleman  
Its: President

**GRANTEE:**

Shelia J. Morgan  
**SHELIA J. MORGAN**

**STATE OF ALABAMA     )**  
**JEFFERSON COUNTY    )**

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 **COURTSIDE DEVELOPMENT,**  
**INC.**, 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 officer and with  
full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 22<sup>nd</sup> day of February, 2005.

[Signature]  
Notary Public

My Commission Expires: 6-5-2007

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SHELIA J. MORGAN**, 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/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of February, 2005.

  
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Notary Public

My Commission Expires: 6-5-2007