Mortgage covers purchase price. Documents are being recorded simultaneously

20070309000107030 1/2 $15.00
Shelby Cnty Judge of Probate, AL
03/09/2007 10:26:57AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Sproul Building Co., Inc
3288 Morgan Drive
Birmingham, AL 35236

STATE OF ALABAMA)
:
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Seventy-Five Thousand and 00/100 ($75,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **The Sproul Company of Alabama, Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sproul Building Co., Inc., an Alabama corporation,** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 10-A, according to the Final Record Plat of a Resurvey of Lots 1 through 12, Bridgewater Park, as recorded in Map Book 38, Page 43, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2007 and subsequent years due and payable on October 1, 2007. Existing covenants and restrictions, easements, building lines and limitations of record.

1) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) recorded in Misc. Book 13, Page 50, as amended by Amendment No. 1 recorded in Misc. Book 15, Page 189, and as further amended by Amendment No. 2, recorded in Misc. Book 19, Page 633, in the Probate Office of Shelby County, Alabama.

2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Real Volume 1954, Page 262 (Jefferson County) in Probate Office.

3) 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 127, Page 140; Deed Book 121, Page 294; Real 220, Page 190 (Bessemer); Volume 3642, Page 2587 (Birmingham); Volume 275, Page 186 and Real Volume 77, Page 900 in Probate Office.

4) Easement(s) to Jefferson County as shown by instrument recorded in Real 1032, Page 260 and Real Volume 1037, Page 732 in Probate Office.

5) Subject to settlement agreement as set out in Instrument No. 9311/6077 in Probate Office.

6) Release of damages as set out in instrument recorded in Instrument No. 20020703000311910; Instrument No. 200205/2376 and Instrument No. 200210/7488 in Probate Office.

7) Declaration of Protective Covenants for Bridgewater Park Subdivision as set out in Instrument No. 200462/5983 in Jefferson County and Instrument No. 20040803000430160 in Shelby County, Alabama.

8) Easement dated 9/4/03 by and between Crowne Woods Associates, Ltd. and The Sproul Company of Alabama, Inc. in Instrument No. 200313/8914 (Jefferson County, Birmingham) and Instrument No. 200363/4203 (Jefferson County, Bessemer) in the Probate Office.

9) Restrictions, limitations, conditions and other provisions as set out in Map Book 40, Page 45 and Map Book 40, Page 69 in the Probate Office. (Jefferson County)

10) Restrictive Covenants and Grant of Land Easement as set out in Instrument No. 20050203000056320 in the Probate Office. (Shelby County)

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and

Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'Ssuccessors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this the 23rd day of **February, 2007.**

The Sproul Company of Alabama, Inc.

Robert G. Sproul, Jr., President

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STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Robert G. Sproul, Jr., whose name as President of The Sproul Company of Alabama, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 6-5-2007