

Shelby County, AL 04/13/2007 State of Alabama

Deed Tax: \$450.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO: SOMERSET, LLC 3481 BLAKENSHIP ROAD BIRMINGHAM, AL 35244

STATE OF ALABAMA COUNTY OF Shelby

WARRANTY DEED

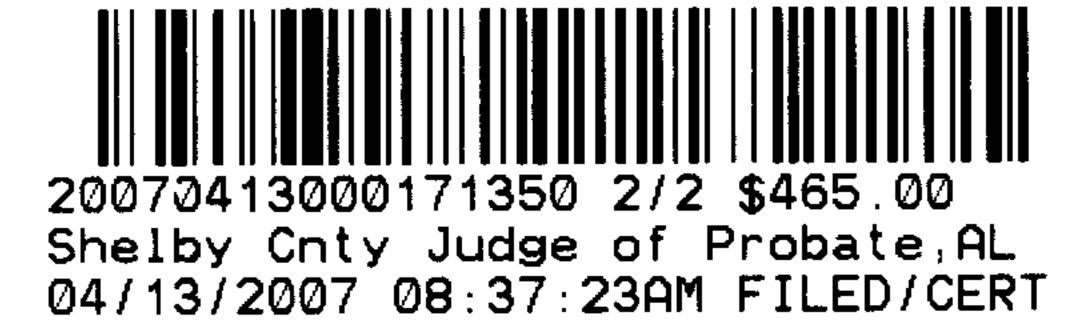
Know All Men by These Presents: That in consideration of FOUR HUNDRED FIFTY THOUSAND DOLLARS 00/100 (\$450,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, G. MICHAEL WALDHEIM and LAURA A. KHOURY WALDHEIM, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto SOMERSET, LLC, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

*LAURA AL KHOURY AND LAURA A. KHOURY WALDHEIM ARE ONE AND THE SAME PERSON.

LOT 1125 ACCORDING TO THE SURVEY OF BROOK HIGHLAND 11TH SECTOR PHASE I AS RECORDED IN MAP BOOK 19, PAGE 68 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. Restrictions and covenants appearing of record in Inst. No. 1995-1043; Inst. No. 1997-6062; Inst. No. 1997-34700 and Inst. No. 1998-19414.
- 2. Release of damages as recorded in Real Volume 330, Page 422; Real Volume 332, Page 66 and under Inst. No. 1995-16468.
- 3. Terms, Agreements and Right-of-way to Alabama Power Company recorded in Book 364, Page 402.
- 4. Declaration of protective covenants, agreements, easements, charges and liens for Brook Highland, as recorded in Book 194, Page 254, Book 181, Page 995, and amended in Book 317, Page 767; and amended by Inst. No. 1994-06901 and further amended in Inst. No. 1995-1043.
- 5. Non-exclusive easement and agreement between Eddleman & Associates and The Water Works and Sewer Board of the City of Birmingham, as recorded in Book 194, Page 20 and Book 194, Page 43.
- Easement and agreement as set out in Book 194, Page 1, Book 194, Page 40, Book 125, Page 238 and Book 252, Page 210.
- Reciprocal easement agreement as recorded in Book 125, Page 249 and Book 199, Page 18.
- 8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 32, Page 48 and Deed Book 121, Page 294.
- 9. Articles of Incorporation of Brook Highland Homeowner's Association, Inc. as recorded in Real Volume 194, Page 281 and By-Laws of Brook Highland Homeowner's Association, Inc., in Real Volume 194, Page 287 and amended in Real Volume 228, Page 604 and Real Volume 311, Page 78 and Inst. No. 1993-1877.



TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, G. MICHAEL WALDHEIM and LAURA A. KHOURY WALDHEIM, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 6th day of April, 2007.

G. MICHAEL WALDHEIM

LAURA A. KHOURY WALDHEIM

STATE OF ALABAMA COUNTY OF SHELBY

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that G. MICHAEL WALDHEIM and LAURA A. KHOURY WALDHEIM, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 5th day of April, 2007.

Notary Public

My commission expires: