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Shelby Cnty Judge of Probate, AL
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This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Emily Bouzan
3213 Brook Highland Trace
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **FOUR HUNDRED THIRTY ONE THOUSAND FIVE HUNDRED AND NO/100 (\$431,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **L. JACK WHITE and ALYCIA G. WHITE**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **EMILY BOUZAN**, an unmarried woman, (herein referred to as "Grantee"), her heirs and assigns, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 4, according to the Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, Page 62 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. Building setback line of 35 feet reserved from Brook Highland Drive as shown by plat.
7. Public utility easements as shown by recorded plat, 20 feet on southwest and west side of lot, irregular on southwesterly corner for sign and brick wall.
8. Declaration of Protective Covenants for the "Watershed Property", which provides, among other things, for an Association to be formed to assess and maintain the Watershed Maintenance Areas, etc., of the development; all of said covenants, restrictions, and conditions being set out in Instrument recorded in Real 194, Page 54, in said Probate Office.
9. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Brook Highland, as set out in instrument recorded in Real 194, Page 254, in Probate Office, along with Articles of Incorporation of Brook Highland Homeowner's Association, Inc., as recorded in Real 194, Page 281, and By-Laws of Brook Highland Homeowner's Association, Inc., as recorded in Real 194, Page 287, in said Probate Office.
10. A non-exclusive easement and agreement between Eddleman and Associates and The Water Works and Sewer Board of the City of Birmingham dated July 11, 1988, and recorded in Real 194, Page 20, and Real 194, Page 43, in said Probate Office.
11. Easement and agreements between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee for the Public Employees Retirement System of Ohio and The Water Works and Sewer Board of the City of Birmingham, as set out in instrument recorded in Real 194, Page 1, and Real 194, Page 40.
12. Drainage Easement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125, Page 238.
13. Reciprocal Easement Agreement between AmSouth Bank, N.A., as Ancillary Trustee for NCNB National Bank of North Carolina, as Trustee of the Public Employees Retirement

System of Ohio and Eddleman and Associates, as set out in instrument dated April 14, 1987 and recorded in Real 125, Page 249, and Real 199, Page 18.

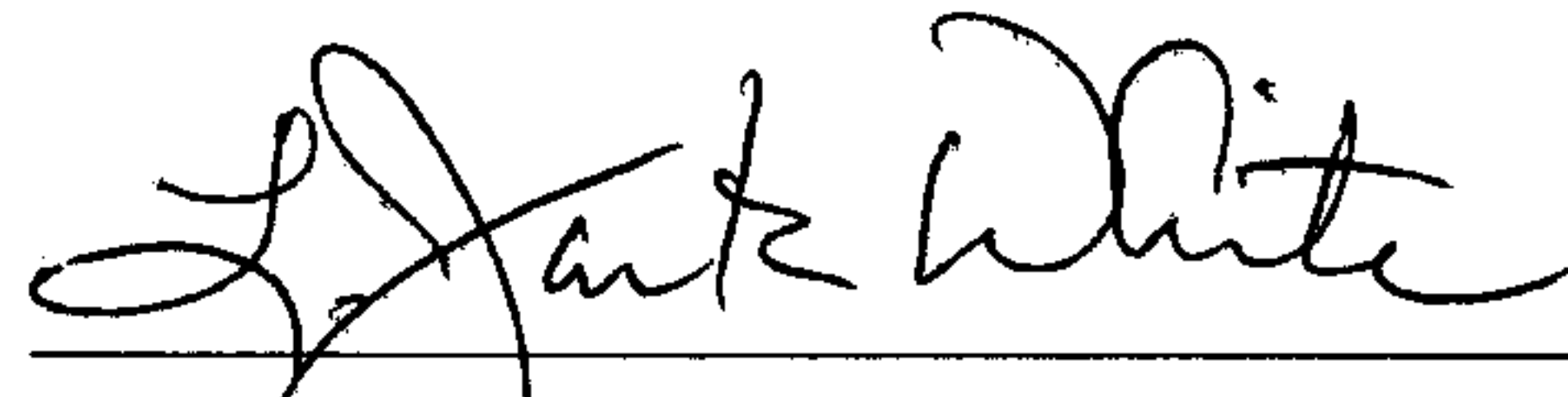
14. Subdivision Restrictions shown on recorded plat in Map Book 12, Page 62 A & B provide for construction of single family residences only.
15. Right of way granted to Alabama Power Company by instrument recorded in Real 255, Page 763 and conditions and restrictions set forth in instrument recorded in Real 181, Page 995.
16. A 10 foot wide easement to Alabama Power Company for public utilities running parallel to the North Lot line of Lot 4, as recorded in Book 262, Page 222.
17. Easement for brick entrance sign between Eddleman & Associates and Eddleman Properties, Inc., as recorded in Book 262, Page 224.
18. Mineral and mining rights excepted.

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, his/her heirs and assigns forever.

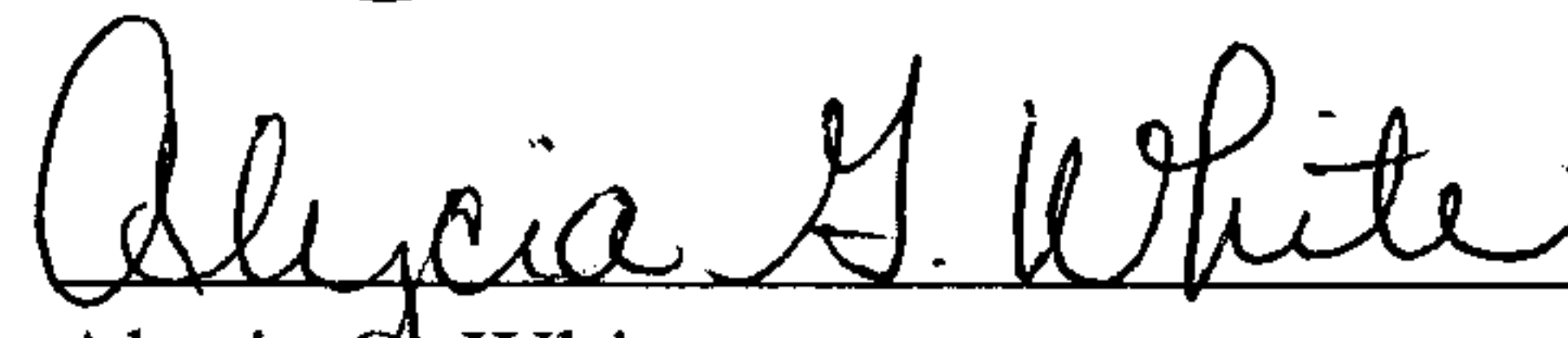
AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, 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 **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 24, 2011.

GRANTORS:



L. Jack White

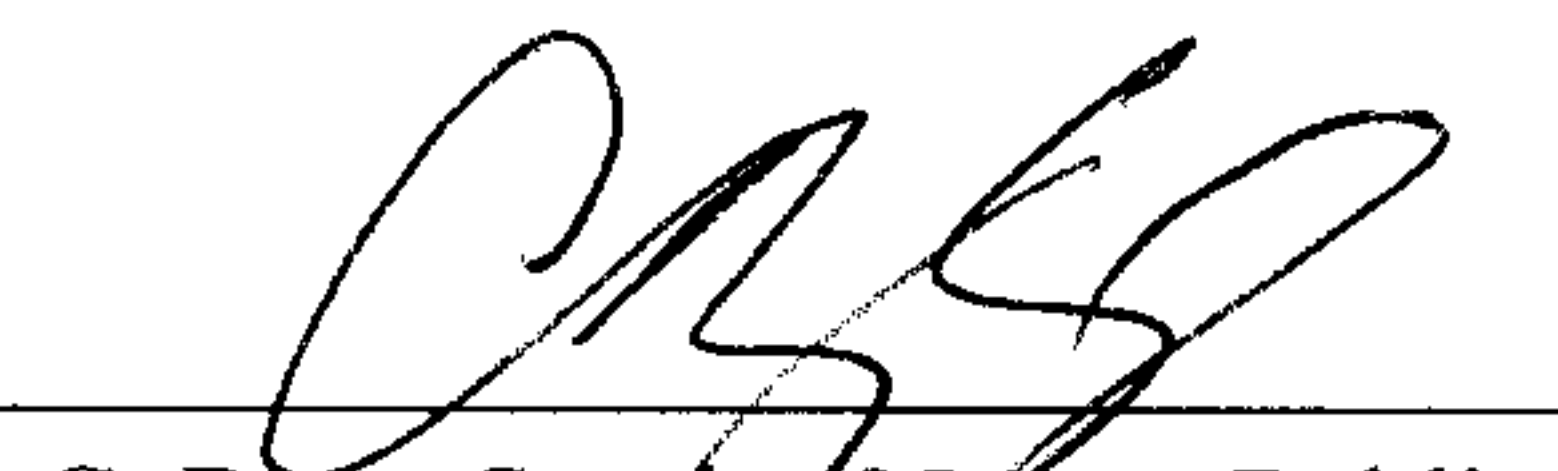


Alycia G. White

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that L. Jack White and Alycia G. White, husband and wife, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they/he/she each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of August 24, 2011.



C. Ryan Sparks, Notary Public

[Affix Seal Here]

My Commission Expires: December 18, 2011

