


*This instrument was prepared by
and when recorded return to:*
Claude McCain Moncus, Esq.
CORLEY MONCUS, P.C.
728 Shades Creek Parkway, Suite 100
Birmingham, Alabama 35209
205.879.5959

Send Tax Notice To:
ABACO PARTNERS LLC
2920 6th Avenue South
Birmingham, Alabama 35222

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20141007000314360 1/5 \$107.50
Shelby Cnty Judge of Probate, AL
10/07/2014 10:21:36 AM FILED/CERT

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED executed and delivered this 30th day of September, 2014, by **WILLIAM O. BYARS**, a married man (the "Grantor"), to **ABACO PARTNERS LLC**, an Alabama limited liability company (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollars (10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

Parcel I:

Lot 44, according to the survey of The Hills at Brook Highland, as recorded in Map Book 37, Page 105, in the Probate Office of Shelby County, Alabama.

Parcel II:

Lot 120, according to Willow Oaks, as recorded in Map Book 38, Page 137 A, B & C, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit "A" attached hereto.

The Property is not and has never been the homestead of Grantor or his spouse.

The entire purchase price is being paid from the proceeds of a mortgage loan recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they

*General Warranty Deed
Page 1*

are free from 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, its successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

William O. Byars
2920 6th Avenue South
Birmingham, Alabama 35233

Grantee's Name and Mailing Address:

ABACO PARTNERS LLC
2920 6th Avenue South
Birmingham, Alabama 35233

Property Address:


4414 Eagle Ridge, Birmingham, AL 35242
126 Willow Lake Lane, Westover, AL 35242

Assessor's Market Value:

\$401,700.00

The Assessor's Market Value of the Property can be verified by the Shelby County Tax Assessor.

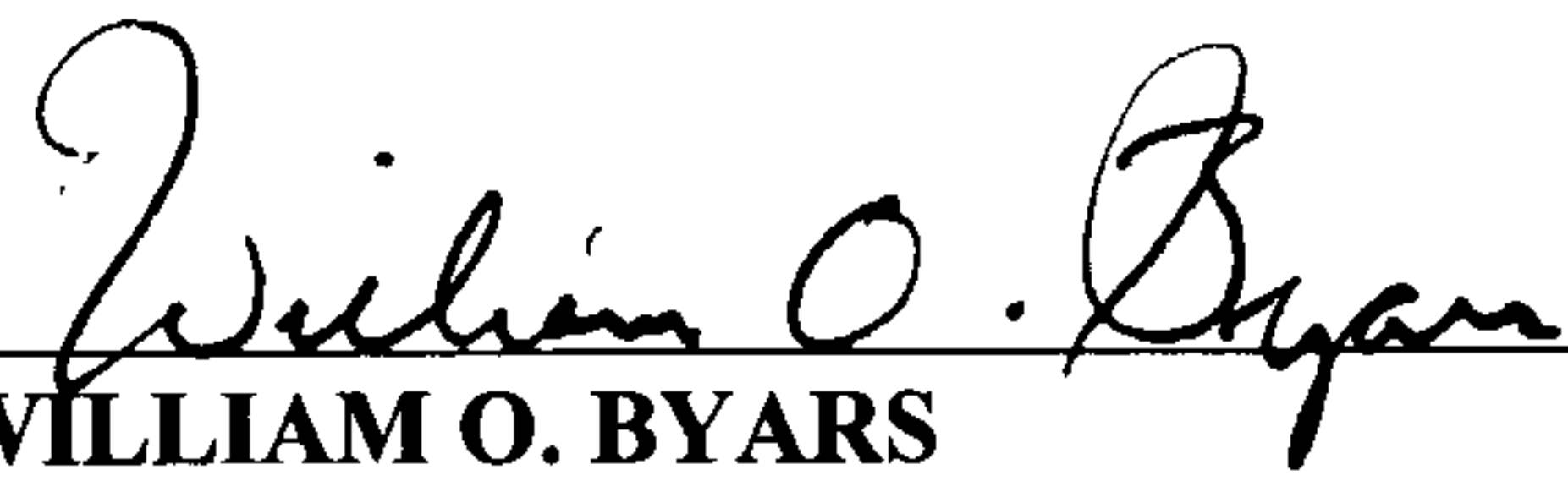
[Signature page to follow]


20141007000314360 2/5 \$107.50
Shelby Cnty Judge of Probate, AL
10/07/2014 10:21:36 AM FILED/CERT

General Warranty Deed
Page 2

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed as of the date first written above.

GRANTOR:



WILLIAM O. BYARS

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that William O. Byars, 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, and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 30th day of September, 2014.

[NOTARIAL SEAL]


Notary Public:
My Commission Expires: 6.24.2018


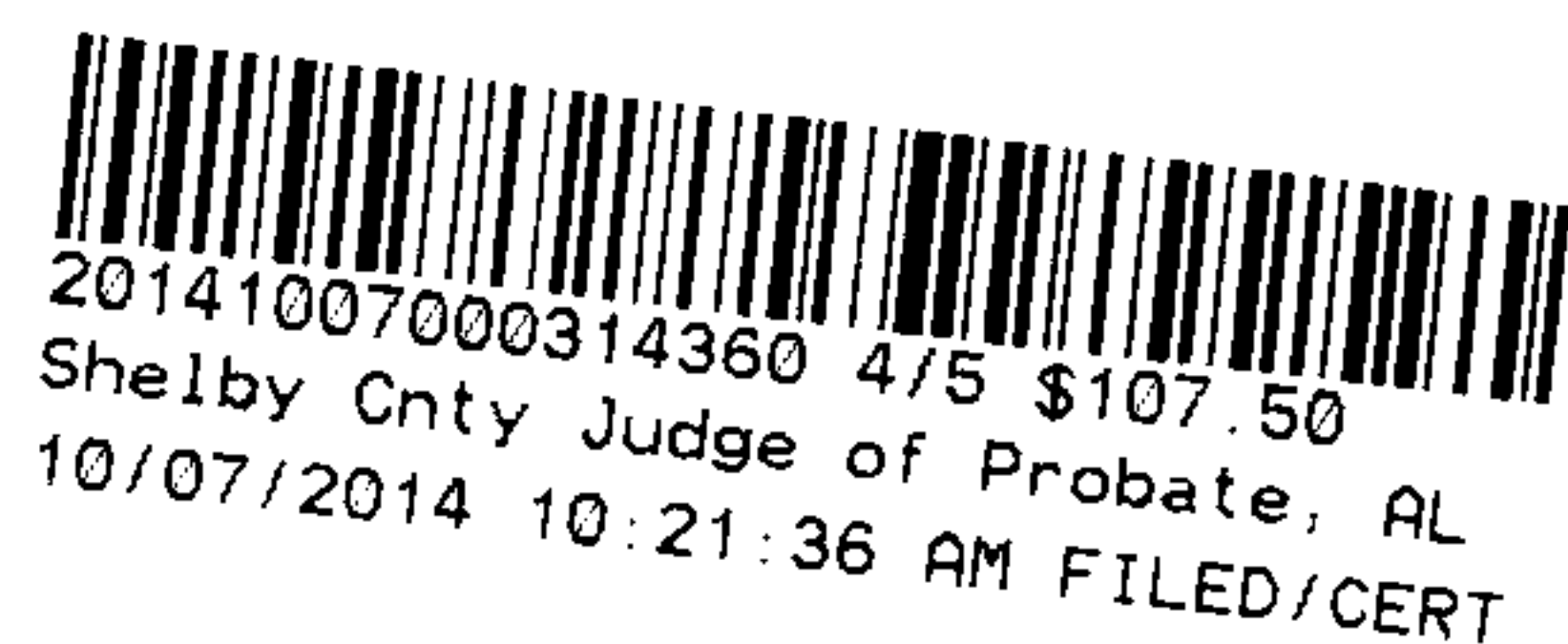

20141007000314360 3/5 \$107.50
Shelby Cnty Judge of Probate, AL
10/07/2014 10:21:36 AM FILED/CERT

EXHIBIT A

PERMITTED EXCEPTIONS

1. All easements, building setback lines, restrictions, limitations, conditions and other matters shown on that certain plat recorded in Map Book 37, Page 105.
2. Notes, conditions, restrictions set forth in instrument recorded as Map Book 26, Page 80.
3. Notes, conditions, restrictions set forth in instrument recorded in Map Book 24, Page 71.
4. Easement to Alabama Power Company as shown by instrument recorded in Real 220, Pages 521 and 532 and Real 207, Page 380.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 28, Page 581; Deed Book 235, Page 552; Deed Book 121, Page 294; Deed Book 327, Page 553; and Deed Book 107, Page 989.
6. Reciprocal Easement Agreement 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 Eddleman and Associates, as set out in instrument dated April 14, 1987, and recorded in Real 125, Page 249 and Real 199, Page 18.
7. Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions as set out in Real 307, Page 950 with 1st Supplement Declaration by Instrument # 1998-40199 and Assignment and Assumption of Rights, Duties, and Obligations under Declaration, Watershed Covenants and Restrictive Agreements recorded as Instrument # 20040615000323410.
8. Easement to Alabama Gas Corporation as set out in Real 170, Page 59.
9. Slope Easement Agreement as set out in Instrument # 2001-2175.
10. Declaration of Protective Covenants as set out in instrument recorded in Real 194, Page 54 and Instrument # 1993-26958.
11. Easement for sanitary sewer line and water lines as set out in Real 194, Page 1 with Deed and Bill of Sale to Water Works Board of the City of Birmingham as set out in Real 194, Page 43.
12. Agreement concerning electric service to NCNB/Brook Highland as set out in Real 306, Page 119.
13. Sewer line easement recorded in Real 107, Page 968.
14. Restrictive Agreement and Release of Damages set out in deeds recorded as Instrument # 20040512000249230 and Instrument # 1999-51735.
15. Articles of Incorporation of The Hills at Brook Highland Residential Association, Inc. recorded as Instrument # 20070918000438450.
16. Declaration of Protective Covenants for The Hills at Brook Highland recorded as Instrument # 20070417000177600.
17. Restrictive covenants and grant of land easement for underground and overhead facilities to Alabama Power Company, as recorded in Instrument # 20120521000180770
18. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
19. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20120521000180770.

*General Warranty Deed
Page 4*



20. Easements and building line as shown on recorded map.
21. Restrictions appearing of record in Instrument # 20070725000346410 and amended in Instrument # 20071023000490210.

NOTE: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
22. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Instrument # 20071109000517710.
23. Right of Way granted to BellSouth Telecommunications as recorded in Instrument # 20060815000396440 and Instrument # 20071218000568300.
24. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 103, Page 182.
25. Right of Way to Shelby County as recorded in Volume 147, Page 571.
26. Restrictive covenants and grant of land easement for underground facilities to Alabama Power Company, as recorded in Instrument # 20071109000517700.
27. Articles of Incorporation of Willow Oaks Homeowners Association, Inc. by instrument recorded in Instrument # 20070725000346420 and By-Laws recorded in Instrument # 20070725000346430.

