

THIS INSTRUMENT PREPARED BY:
H. Hampton Boles
Balch, Bingham, Baker,
Hawthorne, Williams & Ward
600 North 18th Street
Birmingham, Alabama 35203

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of the terms and conditions of that certain Final Judgment of Divorce in Civil Action No. DR 81-502-273 WCZ, in the Circuit Court of Jefferson County, Alabama, in Equity, to the undersigned grantor, Grace B. Hunter, an unmarried woman, in hand paid by Still Hunter, Jr., the receipt whereof is hereby acknowledged, I do grant, bargain, sell and convey unto the said Still Hunter, Jr. all of my right, title, interest, and claim, including all rights of survivorship, in or to the following described real estate located in Shelby County, Alabama, to wit:

The tract of land described on Exhibit "A" hereto as "Proposed Hunter's Addition to Riverchase".

Such land is conveyed subject to the following:

1. Ad valorem taxes.
2. Mineral and mining rights not owned by Grantor.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, agreements, restrictions and setback lines of record.
5. Except as specifically provided in subparagraph (a) below, said property conveyed by this instrument is subject to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at page 536, as amended by Amendment No. 1 recorded in Miscellaneous Book 17, beginning at page 550, in the Office of the Judge of Probate of Shelby County, Alabama, except as follows:
 - (a) Sections 12.20 and 12.21 of said Declaration shall not apply to Grantee herein.
6. A portion of the said property is restricted to use for the construction and operation of a maximum of six (6) single family residences, together with all usual appurtenances, unless a change in use is authorized pursuant to the Riverchase Residential Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Residential Covenants.
7. The easement reserved in that certain deed recorded at Book 312, page 248 in the Probate Office of Shelby County, Alabama.

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NAJJAR, NAJJAR, BOYD & PATE
ATTORNEYS AT LAW
2127 MORRIS AVENUE
BIRMINGHAM, ALABAMA 35203

TO HAVE AND TO HOLD unto the said Still Hunter, Jr., his heirs and assigns forever.

Given under my hand and seal this 19 day of March, 1982.

Executed and delivered in the presence of:

Mary B. Weatherly

Grace B. Hunter (SEAL)
Grace B. Hunter

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Grace B. Hunter, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand, this the 19 day of March, 1982.

Mary B. Weatherly
Notary Public

My commission expires: 1-10-84

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DESCRIPTION OF PROPERTY KNOWN AS "PROPOSED HUNTER'S ADDITION TO RIVERCHASE

Part of the E½ of the SW¼ and the NW¼ of the SE¼ of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the southwest corner of said section run in an easterly direction along the south line of said section for a distance of 903.82 feet; thence turn an angle to the left of 43°17'51" and run in a northeasterly direction for a distance of 1,720.62 feet, more or less, to the most northerly corner of Lot 235, Riverchase Country Club Ninth Addition, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in map book 8, pages 46 A and B, being the point of beginning; thence turn an angle to the left of 91°27'01" and run in a northwesterly direction along the northeast line of Lot 234 of said Riverchase Country Club Ninth Addition for a distance of 159.01 feet to the most northerly corner of said Lot 234; thence turn an angle to the right of 90°47' and run in a northeasterly direction for a distance of 48.06 feet; thence turn an angle to the left of 9°50'13" and run in a northeasterly direction for a distance of 74.53 feet; thence turn an angle to the left of 21°10'58" and run in a northeasterly direction for a distance of 85.47 feet; thence turn an angle to the right of 10°15'06" and run in a northeasterly direction for a distance of 374.54 feet; thence turn an angle to the right of 7°45'47" and run in a northeasterly direction for a distance of 317.59 feet; thence turn an angle to the right of 36°19'03" and run in a northeasterly direction for a distance of 151.06 feet; thence turn an angle to the right of 111°41'23" and run in a southerly direction for a distance of 277.76 feet; thence turn an angle to the left of 12°38'09" and run in a southeasterly direction for a distance of 213.26 feet to the most northerly corner of Lot 249 of said Riverchase Country Club Ninth Addition; thence turn an angle to the right of 53°17'01" and run in a southwesterly direction for a distance of 168.67 feet to the most westerly corner of said Lot 249; thence turn an angle to the left and run in a southeasterly direction along the curved southwest line of said Lot 249 for a distance of 112.26 feet to a point of tangent; thence run in a southeasterly direction along said tangent for a distance of 37.37 feet to a point of curve; said curve being concave in a northerly direction and having a radius of 15.0 feet and a central angle of 82°56'22"; thence turn an angle to the left and run along the arc of said curve for a distance of 21.71 feet to the end of said curve, said point at end of said curve being on the northwest right-of-way line of River Way Drive; thence turn an angle to the right and run in a southwesterly direction along said northwest right-of-way line for a distance of 90.69 feet to a point of curve on Lot 248 of said Riverchase Country Club Ninth Addition; thence turn an angle to the right and run along the arc of a curve (said curve being concave in a westerly direction, having a central angle of 97°03'38" and a radius of 15.0 feet) being the east line of said Lot 248 for a distance of 25.41 feet to the end of said curve; thence run along a line tangent at the end of said curve and run in a northwesterly direction for a distance of 26.23 feet to a point of curve; said curve being concave in a southerly direction having a central angle of 71°41' and a radius of 120.00 feet; thence turn an angle to the left and run along the arc of said curve of said Lot 248 for a distance of 150.13 feet to the end of said curve; thence run along a line tangent to the end of said curve in a southwesterly direction and along the northwest line of said Lot 248 for a distance of 13.01 feet to a point of curve; thence continue in a southwesterly direction along the northwest lines of Lots 248, 247, 246, and 245 of said Riverchase Country Club Ninth Addition for distances of 18.69 feet, 33.47 feet, 33.26 feet, and 309.24 feet in a straight line to the point of beginning.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 MAR 25 AM 9:48

F. Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed	63.50
Rec.	4.50
Imp.	1.00
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	69.00