

438,000.00

WARRANTY DEED

This Instrument was prepared by:

1818

S. Perry Given, Jr.
HARBERT PROPERTIES CORPORATION
P.O. Box 1297
Birmingham, Alabama 35201

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men By These Presents: That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by D & B Builders, Inc. (hereinafter referred to as "Grantee"), to the undersigned, John M. Harbert III (hereinafter referred to as "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto said Grantee the following described real estate, situated in Shelby County, Alabama, to wit:

BOOK 181 PAGE 632

A tract of land situated in the East 1/2 of the SW 1/4 of Section 35, township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of Section 35; thence East along the South line of said Section, 1,580.50 feet; thence 90 deg. 00 min. 00 sec. left, 750.14 feet to the point of beginning; thence 11 deg. 44 min. 30 sec. left, 369.49 feet; thence 86 deg. 43 min. 02 sec. right, 141.89 feet; thence 25 deg. 33 min. 00 sec. left, 74.50 feet; thence 23 deg. 19 min. 00 sec. right, 70.41 feet thence 35 deg. 10 min. 00 sec. left, 190.67 feet; thence 57 deg. 11 min. 43 sec. right, 193.55 feet; thence 23 deg. 08 min. 28 sec. right, 495.93 feet; thence 145 deg. 03 min. 58 sec. right, 105.94 feet; thence 11 deg. 52 min. 39 sec. left, 436.44 feet; thence 01 deg. 55 min. 07 sec. right, 212.96 feet; thence 12 deg. 35 min. 45 sec. left, 123.87 feet; thence 12 deg. 22 min. 03 sec. left, 139.29 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Such real estate is conveyed subject to the following:

1. Ad Valorem taxes due and payable October 1, 1988
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. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, and further amended in Deed Book 312 page 239; and Notice of Compliance Certificate, recorded in Misc. Book 34 Page 549 in Probate Office.

James G. Henderson

To Have and Hold to the said Grantee, its heirs and assigns forever.

And Grantor, for himself and for his heirs, executors and administrators, covenants with said Grantee, its heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, Grantor has hereunto set his hand and seal effective on the 19th day of April, 1988.

JOHN M. HARBERT III

Raymond J. Harbert
Witness

John M. Harbert III (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Alvin M. Chapman, Notary Public for the State of Alabama at Large do hereby certify that John M. Harbert III, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of April, 1988.

Alvin M. Chapman
Notary Public for the State of
Alabama at Large

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

88 APR 27 AM 9:03

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 438.50
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	444.50