

THIS INSTRUMENT PREPARED BY:

Brenda Cooke
 HARBERT LAND CORPORATION
 Post Office Box 1297
 Birmingham, Alabama 35201
 (205) 987-5500

Purchaser's Address: SCOTT GOLD COMPANY, INC.
 1974 CHANDALAR DRIVE
 PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of EIGHTY-ONE THOUSAND NINE HUNDRED AND NO/100TH Dollars (\$81,900.00) in hand paid by SCOTT GOLD COMPANY, INC. (hereinafter referred to as "GRANTEE"), to the undersigned, BILL L. HARBERT, (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 the said GRANTEE the following described real estate situated in Shelby County, Alabama:

Lot 1, according to the survey of Bridgelake Addition to Riverchase, as recorded in Map Book 13, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

Such land is conveyed subject to the following:

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1. Ad valorem taxes due and payable October 1, 1989.
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. Said property conveyed by this instrument is subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at Page 536, in the Office of the Judge of Probate of Shelby County, Alabama, as amended in Miscellaneous Book 17, beginning at Page 550, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Said property conveyed by this instrument is hereby restricted to use for single-family residential dwellings (with a density not to exceed one single-family unit per lot) unless a change in use is authorized pursuant to 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. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a minimum of 3,000 square feet of finished floor space, unless otherwise authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above.
8. Grantee has made its own independent inspections and investigations of the Property, and is taking the Property "as is" and based solely upon and in reliance upon such inspection and investigations of the Property. Grantor makes no representation, warranty or agreement concerning the conditions of the Property, the soil or the sub-soil. Grantee, for itself and its heirs, successors and assigns, waives all claims, present and future, against Grantor based upon or in connection with the condition of the Property, including but not limited to underground mines, tunnels, or sinkholes, and hereby releases Grantor from any liability whatsoever with respect thereto.

TO HAVE AND TO HOLD unto GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, Bill L.

Colombo Title

Harbert, on this the 1st day of February, 1989.

Witness

[Signature]

GRANTOR

[Signature: Bill L. Harbert]

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, Emeline H. Hoan, a Notary Public in and for said County, in said State, hereby certify that Bill L. Harbert, whose name as Grantor is signed to the foregoing conveyance, and who is known to me and acknowledged before me on this day that, being informed of the contents of the conveyance, he, and with full authority, executed the same voluntarily.

Given under my hand an official seal, this the 1st day of January, 1989.

[Signature: Emeline H. Hoan]
Notary Public

My commission expires:

4-29-90

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

89 FEB -1 PM 3:47

[Signature: Thomas A. Snowles, Jr.]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>82.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>88.00</u>