

This instrument was prepared by  
(Name) GENE W. GRAY, JR.  
(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: JAMES N. BITTNER  
name  
1008 RIVERCHASE COVE  
address  
HOOVER, ALABAMA 35244

Corporation Form Warranty Deed

STATE OF ALABAMA )  
COUNTY OF Jefferson )  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THREE THOUSAND AND NO/100-----  
-----DOLLARS (\$183,000.00)  
to the undersigned grantor, M. BYROM CORPORATION

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,  
the said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES N. BITTNER

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY,  
ALABAMA to-wit:

LOT 3, ACCORDING TO THE SURVEY OF RIVERCHASE COVE, AS RECORDED IN MAP BOOK 20,  
PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:  
ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE  
UNTIL OCTOBER 01, 1997.  
BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY PLAT.  
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, BY MAP BOOK 20 PAGE 109  
AND BY INSTR #1994-5727 AND NOTICE OF COMPLIANCE CERTIFICATE, RECORDED IN  
MISC. BOOK 34 PAGE 549.  
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL  
MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO,  
INCLUDING RIGHTS SET OUT IN DEED BOOK 111 PAGE 625.  
RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS,  
RIGHTS, PRIVILEGES, IMMUNITIES, AND LIMITATIONS, AS APPLICABLE, AS SET OUT IN  
INSTRUMENT RECORDED INSTR #1994-5727.  
RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT BY MAP BOOK 20, PAGE 109.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or  
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns  
shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its PRESIDENT who is authorized  
to execute this conveyance, hereto set its signature and seal,

this the 28th day of February, 1997.

ATTEST: M. BYROM CORPORATION  
By Marty Byrom  
MARTY BYROM, PRESIDENT

STATE OF ALABAMA )  
COUNTY OF Jefferson )  
I, GENE W. GRAY, JR.  
hereby certify that MARTY BYROM

whose name as PRESIDENT of M. BYROM CORPORATION, a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for  
and as the act of said corporation.

Given under my hand and official seal, this the 28th day of February, 1997

[Signature]  
Notary Public

Inst. 1997-06854

03/05/1997-06854  
1:53 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE