

STATE OF ALABAMA)
JEFFERSON COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED FORTY FIVE THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$345,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, MEGA BUILDERS, INC., a corporation, (GRANTOR) does grant, bargain, sell and convey unto **MARVIN HABER VICKERS, III AND DANA F. VICKERS** (GRANTEES) as joint tenants with the right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 3112, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTY CLUB, 31ST ADDITION, AS RECORDED IN MAP BOOK 18, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

General and special taxes or assessments for 2000 and subsequent years not yet due and payable.

Building setback line of 20 feet reserved from Oak Tree Road as shown by plat.

Easements as shown by recorded plat, including 10 foot easement on the southwesterly and southeasterly sides of lot.

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, Inst. #1997-7450 and Notice of Compliance Certificate, recorded in Misc. Book 34 page 549 in Probate Office.

Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 311 page 881 in Probate Office.

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 in Probate Office.

Grant of Land Easement to Alabama Power Company as shown by instrument recorded in Inst. #1995-12817 in Probate Office.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. # 1997-7450 in the Probate Office.

\$276,700.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

02/03/2000-03437
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 80.50

Inst # 2000-03437

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for Riverchase Country Club as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 28TH day of JANUARY, 2000.

MEGA BUILDERS, INC.

BY: 
ROBERT L. CLARK
ITS PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ROBERT L. CLARK, whose name as President of MEGA BUILDERS, INC. an Alabama 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 said 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 of office this 28TH day of JANUARY, 2000.


Notary Public
Print Name: Gene W. Gray, Jr.
My Commission Expires: 11/09/02

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
MARVIN HABER VICKERS, III
1072 OAK TREE ROAD
HOOVER, ALABAMA 35244
#58-11-7-25-0-001-001.373

Inst # 2000-03437

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