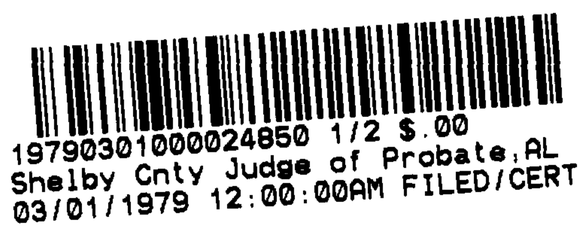
3-7

THIS INSTRUMENT WAS PREPARED BY:

Diane Hughes
3228 Lorna Road
Birmingham, AL 35216



STATE OF ALABAMA

SHELBY COUNTY

That in consideration of Twenty-Four Thousand Five Hundred Dollars to the undersigned grantor, Calvin Reid Construction Company, Inc., a corporation, in hand paid by C & E Reid Construction Company, Inc., a corporation, the receipt of which is hereby acknowledged, the said Calvin Reid Construction Company, Inc., a corporation, does by these presents, grant, bargain, sell and convey unto the said C & E Reid Construction Company, Inc., a corporation, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 4 and 14, Riverchase Country Club Residential Subdivision, Sixth Addition, a subdivision of Riverchase, according to Plat recorded in Map Book 7, page 93, in the office of the Judge of Probate of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1979.

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. Requirements of the Shelby County Health Department for permits, construction, and approval of septic tanks.

6. Said property conveyed by this instrument is hereby 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 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.

7. Said property conveyed by this instrument is hereby restricted to use as a single family residentail dwelling, unless a change in use is authorized in accordance with the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), as amended, as described in paragraph 6 above, said restriction to be effective for the same period of time as the Riverchase Residential Covenants.

BOOK 318 PAGE 83

TO HAVE AND TO HOLD, To the said C & E Reid Construction Company, Inc., a corporation, its successors and assigns forever.

Jack A.

19790301000024850 2/2 $.00
Shelby Cnty Judge of Probate,AL
03/01/1979 12:00:00AM FILED/CERT

And said Calvin Reid Construction Company, Inc., a corporation, does for itself, its successors and assigns, covenant with the said C & E Reid Construction Company, Inc., a corporation, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 C & E Reid Construction Company, Inc., a corporation, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Calvin Reid Construction Company, Inc., a corporation, by its President, Calvin Reid, who is authorized to execute this conveyance, has hereto set its signature and seal this the 15th day of February, 1979.

BOOK 316 PAGE 84

CALVIN REID CONSTRUCTION COMPANY, INC.

By _____
Its President

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Calvin Reid, whose name as President of Calvin Reid Construction Company, Inc., 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 15th day of February, 1979.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
MAR -1 AM 11:18
Recd Tax 24.50
Rec. 300
100
28.50
JUDGE OF PROBATE

_____
Notary Public