

STATE OF ALABAMA )

SHELBY COUNTY )

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$164,000.00 cash to the undersigned Shelby Homes, Inc., a corporation, (the "Grantor") in hand paid by John C. Dennis III and Marian E. Dennis, husband and wife, (the "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, the following described real estate, situated in Shelby County, Alabama:

Lot 283, according to the survey of Riverchase Country Club, Residential Subdivision - Ninth Addition as recorded in Map Book 8, Pages 46 A and B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$100,000.00 of the purchase price of the above-described real estate was paid from a mortgage loan closed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, subject to the following:

1. Real estate ad valorem taxes on the above described property due and payable October 1, 1983.
2. Building setback line of 50 feet reserved from Lake Forest Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 foot easement on rear of subject property.
4. Restrictions, covenants and conditions as set out in instrument recorded in Map Book 8 Page 46 A and B in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 111 Page 625, Deed Book 127 Page 140 and Deed Book 121 Page 294 and subsequent leases in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 41 Page 802, Misc. Book 41 Page 807 in said Probate Office.
7. Restrictions, covenants and conditions as set out in instrument recorded in Misc Book 14 Page 536, Misc. Book 17 Page 550, Misc. Book 34 Page 549 and Deed Book 343 Page 716 in Probate Office.

*Calvin Johnston, Secretary*

BOOK 345 PAGE 796

And the undersigned Grantor does, for itself, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as expressly set out above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons, except as expressly set forth above.

IN WITNESS WHEREOF, the undersigned Shelby Homes, Inc. by and through its duly authorized representative, has caused this deed to be executed, on this 14th day of March, 1983.

SHELBY HOMES, INC.

By *F. Reid Long*  
Its Pres -

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County and said State, hereby certify that F. Reid Long, whose name as President of Shelby Homes, 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 executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 18<sup>th</sup> day of March, 1983.

*Patsy M. Peacock*  
Notary Public  
My Commission Expires March 30, 1985

AFFIX NOTARIAL SEAL]

This instrument prepared by:  
Susan H. Snyder  
Cabaniss, Johnston, Gardner,  
Dumas & O'Neal  
1900 First National-Southern  
Natural Building  
Birmingham, Alabama 35203

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 MAR 22 AM 8:29

*See Mtg. 428-471*

*Thomas A. Saunders, Jr.*  
JUDGE OF PROBATE

*Deed TAX 64.00*  
*Rec 3.00*  
*Inst - 1.00*  
68.00

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