

268  
STATE OF ALABAMA )  
SHELBY COUNTY )

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$170,000.00 cash to the undersigned, Shelby Homes, Inc., a corporation, (the "Grantor") in hand paid by Robert M. Miller and Sandra S. Miller, (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 278, according to Riverchase Country Club, Ninth Addition Residential Subdivision, as recorded in Map Book 8, Pages 46 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$113,300.00 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 a 20 foot easement on West side of subject property.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 111 Page 625, Deed Book 127 Page 140 and Deed Book 121 Page 294 in Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company as to underground cables recorded in Deed Book 333 Page 512 and Misc. Book 41 Page 807 and covenants pertaining thereto as recorded in Misc. Book 41 Page 802 in Probate Office of Shelby County, Alabama.
6. Subject to compliance certificate in Misc. Book 34 Page 549 in Probate Office of Shelby County, Alabama.
7. Restrictions and regulations as set out on recorded plat of said subdivision in Map Book 8 Page 46 A & B and as shown on Deed Book 344 Page 62 in Probate Office of Shelby County, Alabama.

CABANISS, JOHNSTON, GARDNER,  
DUMAS & O'NEAL

BOOK 346 PAGE 579

8. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Misc. Book 14 Page 536, in the Office of the Judge of Probate of Shelby County, as amended in Misc. Book 17 Page 550 in the Office of the Judge of Probate of Shelby County, Alabama, except as shown by Deed Book 344 Page 62 in paragraph 5.

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 the 21st day of April, 1983.

SHELBY HOMES, INC.

By

*[Signature]*  
Its *[Signature]*

BOOK 346 PAGE 580

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 21<sup>st</sup> day of April, 1983.

Susan Holley Snyder  
Notary Public

My Commission Expires 10-25-86.

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

BOOK 346 PAGE 581

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
See Mtg. 430 P. 239  
1983 APR 26 AM 8 12

Deed tax - 57.00  
Rec 4.50  
Ind. 1.00  
62.50

Thomas A. Sullivan, Jr.  
CLERK OF PROBATE