

This instrument prepared by  
 Charles A. J. Beavers, Jr.  
 Suite 203  
 813 Shades Creek Parkway  
 Birmingham, Alabama 35209

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable considerations to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments, (herein referred to as "Grantor") does hereby grant, bargain, sell, and convey unto Lawrence S. Nickles and Laura T. Nickles the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Riverchase Country Club, Sixth Addition, as recorded in Map Book 7, page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Easements for public utilities as shown by record plat.
2. Zoning ordinances, if any.
3. Oil, gas, petroleum, sulphur, and all rights incident thereto excepted in Volume 127, page 140.
4. Mineral and mining rights and all rights incident thereto excepted in Deed Book 328, page 947.
5. Declaration of restrictive covenants in Misc. Volume, 14, page 536, and Misc. Volume 17, page 550.
6. Agreements as to field lines and septic tank and item 6 therein as set forth in Deed Volume 325, page 170.
7. Notice of compliance certificate with protective covenants in Misc. Volume 34, page 549.
8. Current taxes.

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

CHARLES A. J. BEAVERS, JR.  
 ATTORNEY AT LAW  
 813 Shades Creek Pkwy Suite 203  
 BIRMINGHAM, AL 35209

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IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal on this the 16th day of May, 1983.

HAROLD W. RIPPS AND THE BERFAN  
COMPANY, A PARTNERSHIP d/b/a RIME  
INVESTMENTS

By Harold W. Ripps  
Harold W. Ripps  
General Partner

By: THE BERFAN COMPANY  
A Partnership

By Herbert A. Meisler  
Herbert A. Meisler  
General Partner

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STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Harold W. Ripps, whose name as General Partner of Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments, 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 said conveyance, he executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal this 16<sup>th</sup> day of May, 1983.

Jean B. Hubbard  
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Herbert A. Meisler, whose name as General Partner of The Berfan Company, a partnership, as General Partner of Harold W. Ripps and The Berfan Company, a partnership d/b/a Rime Investments, 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 said conveyance, he executed the same voluntarily for and as the act of said partnership.

Given under my hand and seal this 16<sup>th</sup> day of May, 1983.

Leann B. Hubbard  
Notary Public

ALABAMA DEED RECORD  
1983 JUN -7 AM 11:38

deed tax .50  
Rec. 4.50  
Adm. 1.00  
6.00

Thomas P. Henderson, Jr.  
CLERK OF THE COURT