

217

(Name) Walter Fletcher
(Address) 2121 Highland Avenue
Birmingham, Alabama 35205

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy-six Thousand Five Hundred Seventy-five DOLLARS,

to the undersigned grantor, SHELBY HOMES, INC. a corporation,
in hand paid by JOHNNY R. EDWARDS and wife, BECKY EDWARDS

the receipt of which is hereby acknowledged, the said SHELBY HOMES, INC.

does by these presents, grant, bargain, sell and convey unto the said JOHNNY R. EDWARDS and BECKY EDWARDS

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 232, 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.

Subject to mineral and mining rights incident thereto as set out in Deed Book 127, page
140 in said Probate Office; also subject to other easements and restrictions of record,
and current state, county and city taxes.

\$ 105,000.00 of the purchase price recited
above was paid from the mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said JOHNNY R. EDWARDS and BECKY EDWARDS

their heirs and assigns forever.

And said SHELBY HOMES, INC. does for itself, its successors
and assigns, covenant with said JOHNNY R. EDWARDS and BECKY EDWARDS, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, 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 JOHNNY R.
EDWARDS and BECKY EDWARDS, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said SHELBY HOMES, INC. by its

President, F. Reid Long, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 1st day of August, 19 83.

ATTEST:

SHELBY HOMES, INC.

By *F. Reid Long* President

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned F. Reid Long a Notary Public in and for said County, in
said State, hereby certify that 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, 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 1st day of August, 19 83.

Walter Fletcher

Walter Fletcher
Notary Public

RIVERCHASE ARCHITECTURAL COMMITTEE

RESIDENTIAL

OWNER/BUILDER: Reid Long, Shelby Homes, Inc.

SUBDIVISION: Riverchase Country Club 9th Addition

LOT(S): 232

THE RIVERCHASE ARCHITECTURAL COMMITTEE (RAC) HAS REVIEWED THE FOLLOWING PLANS FOR THE PROPERTY LISTED ABOVE:

PRELIM.	FINAL		Submitted On:	Approved:	Yes	No
()	()	Building Plan	Submitted On: _____	Approved: _____		
()	()	Septic Plan	Submitted On: _____	Approved: _____		
()	()	Landscape Plan	Submitted On: _____	Approved: _____		
()	()	Exterior Color	Submitted On: _____	Approved: _____		
()	(X)	Setback Variance	Submitted On: <u>7/27/83</u>	Approved: <u>X(see below)</u>		
(*)	(*)	Site Plan				
(*)	(*)	Clearing Plan				

*The actual site plans for buildings, driveways, turnarounds, etc., and any/all clearing plans shall be approved in the field by an RAC representative. Written verification of field approval will be provided upon request.

OTHER COMMENTS

This is to confirm that the Riverchase Architectural Committee (RAC) approves a 10' rear building setback variance for the above-referenced lot. Hence, the building on the above-referenced lot shall be constructed a minimum of 40' from the rear property line.

THE SCOPE OF REVIEW BY THE RIVERCHASE ARCHITECTURAL COMMITTEE IS LIMITED TO APPEARANCE ONLY AND DOES NOT INCLUDE ANY RESPONSIBILITY OR AUTHORITY TO REVIEW FOR STRUCTURAL SOUNDNESS, COMPLIANT WITH BUILDING CODES OR STANDARDS, OR ANY OTHER SIMILAR OR DISSIMILAR FACTORS.

APPROVAL OF THE ABOVE-REFERENCED PLANS SHALL TERMINATE AND BE RENDERED VOID IF CONSTRUCTION IS NOT BEGUN WITHIN SIX (6) MONTHS AFTER THE DATE OF SUCH APPROVAL BY THE RIVERCHASE ARCHITECTURAL COMMITTEE.

THE RIVERCHASE ARCHITECTURAL COMMITTEE

DATE: July 27, 1983

BY: *Roger Yanko*
Roger Yanko
Member

RY/my

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See mtg-424 - P1636
1983 AUG -3 AM 10:21
Deed tax 72.00
Recd 3.00
Int. 1.00
76.00
Thomas G. Snowden, Jr.
JUDGE OF PROBATE