

THIS INSTRUMENT PREPARED BY: H. Hampton Boles
 Balch Bingham Baker Ward Smith Bowman & Thagard
 P. O. Box 306
 Birmingham, Alabama 35201

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-six Thousand and No/100 Dollars (\$36,000.00) to the undersigned Grantor, Still Hunter & Associates, Inc., an Alabama corporation, in hand paid by Joe W. Smith, Jr. and wife, Maureen S. Smith, the receipt of which is hereby acknowledged, the said Still Hunter & Associates, Inc. does by these presents grant, bargain, sell and convey unto the said Joe W. Smith, Jr. and wife, Maureen S. Smith (herein "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Hunter's Addition to Riverchase as recorded in Map Book 8, page 147, 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, 1984.
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. Except as specifically provided in subparagraph (a) below, said property conveyed by this instrument is subject to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at page 536, 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, except as follows:
 - (a) Sections 12.20 and 12.21 of said Declaration shall not apply to Grantee herein.
6. The easement reserved in that certain deed recorded at Book 312, page 248 in the Probate Office of Shelby County, Alabama.
7. The property shall be restricted to single-family residential use, with any house constructed on the property to have a minimum heated and cooled area of 3,000 square feet.

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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 6th day of December, 1983.

STILL HUNTER & ASSOCIATES, INC.

ATTEST:

By:

Elizabeth D Beck
 Its Secretary

By:

Still Hunter
 Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, Elizabeth D. Beck, a Notary Public in and for said County, in said State, hereby certify that Still Hunter, Jr., whose name as President of Still Hunter & Associates, 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, 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 6th day of December, 1983.

Elizabeth D. Beck
Notary Public

My commission expires: October 20, 1986

BOOK 351 PAGE 818

WILLIAM A. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1983 DEC -7 AM 10:08

William A. Shelby, Jr.
NOTARY PUBLIC

Need tax - 36.00
Rec 300
Ind 100
40.00