

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

1049

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Nineteen Thousand Three Hundred Fifty-nine and 46/100 Dollars (\$119,359.46) to the undersigned Grantor, Still Hunter, Jr., ^(a married man) in hand paid by Still Hunter & Associates, Inc., an Alabama corporation, the receipt of which is hereby acknowledged, the said Still Hunter, Jr. does by these presents grant, bargain, sell and convey unto the said Still Hunter & Associates, Inc., the following described real estate situated in Shelby County, Alabama, to-wit:

The tract of land described on Exhibit "A" hereto as "Proposed Hunter's Addition to Riverchase".

The above property does not constitute any of the homestead of Grantor. *SH*
Such land is conveyed subject to the following:

1. Ad valorem taxes.
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. A portion of the said property is restricted to use for the construction and operation of a maximum of six (6) single family residences, together with all usual appurtenances, unless a change in use is authorized pursuant to the Riverchase Residential Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Residential Covenants.
7. The easement reserved in that certain deed recorded at Book 312, page 248 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Still Hunter & Associates, Inc., its successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of November, 1983.

Still Hunter Jr.

Still Hunter, Jr. (Seal)

Still Hunter & Assoc.

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 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18 day of November, 1983.

Elizabeth D. Beck

Notary Public

My commission expires: 10-20-86

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BOOK 351 PAGE 575

DESCRIPTION OF PROPERTY KNOWN AS "PROPOSED HUNTER'S ADDITION TO RIVERCHASE

Part of the E½ of the SW¼ and the NW¼ of the SE¼ of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the southwest corner of said section run in an easterly direction along the south line of said section for a distance of 903.82 feet; thence turn an angle to the left of 43°17'51" and run in a northeasterly direction for a distance of 1,720.62 feet, more or less, to the most northerly corner of Lot 235, Riverchase Country Club Ninth Addition, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in map book 8, pages 46 A and B, being the point of beginning; thence turn an angle to the left of 91°27'01" and run in a northwesterly direction along the northeast line of Lot 234 of said Riverchase Country Club Ninth Addition for a distance of 159.01 feet to the most northerly corner of said Lot 234; thence turn an angle to the right of 90°47' and run in a northeasterly direction for a distance of 48.06 feet; thence turn an angle to the left of 9°50'13" and run in a northeasterly direction for a distance of 74.53 feet; thence turn an angle to the left of 21°10'58" and run in a northeasterly direction for a distance of 85.47 feet; thence turn an angle to the right of 10°15'06" and run in a northeasterly direction for a distance of 374.54 feet; thence turn an angle to the right of 7°45'47" and run in a northeasterly direction for a distance of 317.59 feet; thence turn an angle to the right of 36°19'03" and run in a northeasterly direction for a distance of 151.06 feet; thence turn an angle to the right of 111°41'23" and run in a southerly direction for a distance of 277.76 feet; thence turn an angle to the left of 12°38'09" and run in a southeasterly direction for a distance of 213.26 feet to the most northerly corner of Lot 249 of said Riverchase Country Club Ninth Addition; thence turn an angle to the right of 53°17'01" and run in a southwesterly direction for a distance of 168.67 feet to the most westerly corner of said Lot 249; thence turn an angle to the left and run in a southeasterly direction along the curved southwest line of said Lot 249 for a distance of 112.26 feet to a point of tangent; thence run in a southeasterly direction along said tangent for a distance of 37.37 feet to a point of curve; said curve being concave in a northerly direction and having a radius of 15.0 feet and a central angle of 82°56'22"; thence turn an angle to the left and run along the arc of said curve for a distance of 21.71 feet to the end of said curve, said point at end of said curve being on the northwest right-of-way line of River Way Drive; thence turn an angle to the right and run in a southwesterly direction along said northwest right-of-way line for a distance of 90.69 feet to a point of curve on Lot 248 of said Riverchase Country Club Ninth Addition; thence turn an angle to the right and run along the arc of a curve (said curve being concave in a westerly direction, having a central angle of 97°03'38" and a radius of 15.0 feet) being the east line of said Lot 248 for a distance of 25.41 feet to the end of said curve; thence run along a line tangent to the end of said curve and run in a northwesterly direction for a distance of 26.23 feet to a point of curve; said curve being concave in a southerly direction having a central angle of 71°41' and a radius of 120.00 feet; thence turn an angle to the left and run along the arc of said curve of said Lot 248 for a distance of 150.13 feet to the end of said curve; thence run along a line tangent to the end of said curve in a southwesterly direction and along the northwest line of said Lot 248 for a distance of 13.01 feet to a point of curve; thence continue in a southwesterly direction along the northwest lines of Lots 248, 247, 246, and 245 of said Riverchase Country Club Ninth Addition for distances of 18.69 feet, 33.47 feet, 33.26 feet, and 309.24 feet in a straight line to the point of beginning.

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CORRECTED
1983 DEC 29 AM 8:30

Rec. 450
540

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1983 NOV 22 PM 12:25

J. H. G. [Signature]
JUDGE OF PROBATE

Deed Tax 119.50
Res 4.50
Ind 1.00
Total 125.00