

(Name) _____

(Address) _____

This instrument was prepared by

(Name) VERNON N. SCHMITT, ATTORNEY

(Address) P. O. Box 521, LEEDS, AL 35094

Form 1-1-5 Rev. 5-77

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100-----\$10.00----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLES MIELE AND WIFE, SUSAN F. MIELE,

(herein referred to as grantors) do grant, bargain, sell and convey unto

KERRY G. TEEL AND WIFE, PHYLLIS H. TEEL,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 234, according to the survey of Riverchase Country Club Ninth Addition, as recorded in
Map Book 8, Page 46 A & B, in the Probate Office of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1985.
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. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at page 536, in the Office of the Judge of Probate of Shelby County, as amended in Miscellaneous Book 17, beginning at page 550, in the Office of the Judge of Probate of Shelby County, Alabama, except as follows:

- (a) The first sentence of Section 12.20 entitled "Construction Period" shall be deleted and the following sentence shall be inserted in lieu thereof:

"With respect to each Residential Parcel, construction of the residential building is to be completed within one (1) year from date of beginning construction."

- (b) Section 12.21 shall be deleted in its entirety and shall not be applicable to
CONTINUED ON REVERSE HEREOF

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 22nd

day of October

19 84
STATE OF ALA. SHELBY CO.

WITNESS:

I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 15 AM 8:44

(Seal)

(Seal)

Thomas B. Lawrence, Jr.
JUDGE OF PROBATE (Seal)

Charles Miele (Seal)
CHARLES MIELE

Susan F. Miele (Seal)
SUSAN F. MIELE

STATE OF ~~ALABAMA~~ GEORGIA
FULTON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles Miele and wife, Susan F. Miele,
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 22nd day of October, A. D., 19 84

Notary Public, Georgia, State at Large
My Commission Expires March 1, 1988

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subject property.

6. Said property conveyed by this instrument is hereby restricted to use for single-family residential dwellings (with a density not to exceed one single family unit per lot) unless a change in use is authorized pursuant to 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. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a minimum of 2,200 square feet of finished floor space on a one-story home or a minimum of 2,500 square feet of finished floor space on a multi-level (two-story, split-level, split foyer, one-and-one half story) home, unless otherwise authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above.

For further consideration, the Grantees herein assume and agree to pay that certain mortgage to The Harbert-Equitable Joint Venture, an Alabama general partnership, recorded in Mortgage Book 423, Page 688, in the Office of the Judge of Probate of Shelby County, Alabama.

Susan F. Miele, one of the Grantors herein, is one and the same person as Susan M. Miele, Grantee, in that certain deed recorded in Book 342 at Page 897 in the office of the Judge of Probate of Shelby County, Alabama.

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

1984 NOV 15 AM 8:44

Thomas P. Henderson
JUDGE OF PROBATE

*Deed tax 25.00
Rec. 5.00
Ind. 1.00
31.00*

LAWYERS BUILDING
P. O. BOX 521
LEEDS, ALABAMA 36034

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1984

RETURN TO

CHARLES MIELE AND WIFE,

SUSAN F. MIELE,

TO

KERRY G. TEEL AND WIFE,

PHYLLIS H. TEEL.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.