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SEND TAX NOTICE TO:

7561 G

(Name) John Stewart Lee  
708 Gables Drive  
 (Address) Birmingham, AL 35244  
#10-9-30-0-001-004.09

This instrument was prepared by **GENE W. GRAY, JR.**  
 ATTORNEY AT LAW

(Name) 110 Office Park Dr., Suite 230  
Birmingham, Alabama 35223  
 (Address) Telephone (205) 870-5323

Form TICOR 5300 1-84  
 CORPORATION FORM WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA  
 COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Six Thousand Nine Hundred and no/100-----DOLLARS,

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership ~~EXHIBIT~~  
 in hand paid by

John Stewart Lee

the receipt of which is hereby acknowledged, the said Riverchase Properties

does by these presents, grant, bargain, sell and convey unto the said

John Stewart Lee

the following described real estate, situated in Shelby County, Alabama.

See Exhibit "A" attached hereto and made a part hereof.

\$50,900.00 of the consideration recited above was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, To the said John Stewart Lee, his

heirs and assigns forever.

And said Riverchase Properties  
 and assigns, covenant with said John Stewart Lee, his

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances 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

John Stewart Lee, his

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Riverchase Properties  
 Partner, ~~President~~ SOUTHWOOD PARK ESTATES, INC., who is authorized to execute this conveyance,  
 has hereto set its signature and seal, this the

day of April, 1986  
 RIVERCHASE PROPERTIES, an ALABAMA GENERAL  
 PARTNERSHIP  
 BY: SOUTHWOOD PARK ESTATES, INC., PARTNER

ATTEST:

By E. C. Gardner  
 E. C. Gardner, Its Vice President

Secretary

STATE OF  
 COUNTY OF

a Notary Public in and for said County, in

I, said State, hereby certify that  
 whose name as President of  
 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

day of , 19

Land Title

Public

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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 E.C. Gardner, whose name as Vice President of Southwood Park Estates, Inc. a corporation as Partner of Riverchase Properties, an Alabama General Partnership, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and seal on this 24th day of April, 1986



*Patricia A. McCoal*  
NOTARY PUBLIC

EXHIBIT "A"

Unit 708, Building 7, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real 50, page 942 and Amended in Real 59, page 19, and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book page 135 in the Probate Office of Shelby County, Alabama.  
Subject to:

1. Taxes due in the year 1986 which are a lien but not due and payable until October 1, 1986.
2. 15' Easement on rear; 50' Easement on rear and 25' Easement on Northeast corner on rear as shown by recorded Map. All Easements are for the purpose of sanitary sewer access.
3. Mineral and mining rights and rights incident thereto recorded in Volume 4, page 464 and Volume 127, page 140 in the Probate Office of Shelby County, Alabama.
4. Agreement with Blue Cross-Blue Shield recorded in Misc. Book 19, page 690 in said Probate Office.
5. Declaration of protective covenants, agreements, easements, charges and liens for Riverchase (Business) recorded in Misc. Book 13, page 50 as amended by Amendment No. 1 in Misc. Book 15, page 189 and further amended by Amendment No. 2 recorded in Misc. Book 19, page 633 in said Probate Office.
6. Item #6 in deed recorded in Deed Book 331, page 757 to wit: Said property conveyed by this instrument is hereby restricted to use as a multifamily development and related uses with a density not to exceed twelve (12) units per acre as defined in the Riverchase Architectural Committee Development Criteria for Planned Multi-Family (PR-2) District of Riverchase dated April 11, 1980 unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in paragraph 5 in deed, said restrictions to be effective for the same period of time as the Riverchase Business Covenants.  
see attached sheet
7. Right of Way to Alabama Power Company recorded in Volume 347, page 472 in said Probate Office.
8. Terms and conditions as set forth in the Declaration of Condominium, By-Laws and Amendments recorded in Real Volume 10, page 177 and amended in Real 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340, and amended by Real 50, page 942, and By-Laws amended in Real Volume 50, page 325 in said Probate Office.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1986 MAY 20 AM 10:31  
JUDGE OF PROBATE

Deed TAX 16.00  
Deed 5.00  
Jud 1.00  
26.00

BOOK 072 PAGE 690