

THIS DOCUMENT PREPARED BY:  
Robert C. Walthall  
1400 Park Place Tower  
Birmingham, Alabama 35203

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of ONE HUNDRED DOLLARS (\$100) in hand paid by RIVERCHASE GARDENS, LTD., a limited partnership (hereinafter referred to as "Grantee"), to the undersigned, LIBERTY NATIONAL LIFE INSURANCE COMPANY, a corporation (hereinafter referred to as "Grantor"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama:

Lot 1, according to the Survey of Riverchase Gardens, First Sector, as recorded in Map Book 8, Page 153 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, 1986.
2. Mineral and mining rights excepted in Deed Book 64, Page 501 recorded in the Office of the Judge of Probate of Shelby County.
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 (Business), recorded in Miscellaneous Book 13, recorded in Misc. Book 15, beginning at Page 189, as further amended by Amendment No. 2 recorded in Misc. Book 19, beginning at Page 633, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Said property conveyed by this instrument is hereby restricted to use as a multi-family 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 above, said restriction to be effective for the same period of time as the Riverchase Business Covenants.

BOOK 99 PAGE 916

*Land Title*

7. Said property conveyed by this instrument is hereby subject, to that certain land use agreement between The Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, recorded in Miscellaneous Book 19, beginning at Page 680, in the Office of the Judge of Probate of Shelby County, Alabama.

8. A twenty-five (25) foot and fifty (50) foot permanent slope easement in favor of Wren Development Company as shown by survey of Jimmy W. Gay, dated December 20, 1984 as revised October 6, 1986.

9. That certain Reciprocal Easement Agreement dated December 13, 1983 and recorded in Miscellaneous Volume 54, Page 177, in the Office of the Judge of Probate of Shelby County, Alabama.

10. Right-of-Way Easement recorded in Volume 345, Page 255, in the Office of Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed by its duly authorized officers on this 11<sup>th</sup> day of November, 1986.

ATTEST:

LIBERTY NATIONAL LIFE  
INSURANCE COMPANY

By William C. Barclay  
Its Secretary

By John S. P. Sanford  
Its President

STATE OF ALABAMA  
JEFFERSON COUNTY )

I, Samuel E. Upchurch, Notary Public in and for said County, in said State, hereby certify that John S. P. Sanford, whose name as President of Liberty National Life Insurance Company, 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 11<sup>th</sup> day of November, 1986.

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

1986 NOV 13 PM 2:40

Thomas A. Sullivan, Jr.  
JUDGE OF PROBATE

Samuel E. Upchurch  
Notary Public

My Commission Expires: 10/26/92

[NOTARIAL SEAL]

1. Bond Fee \$200.00  
2. Not. Fee         
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 6.00