

STATE OF ALABAMA)
COUNTY OF SHELBY)

1219

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KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$148,000.00 to the undersigned grantor, The Oaks Partnership, an Alabama General Partnership, (herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto O. David Funk and Claudia S. Funk (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 32, together with an undivided 1/43rd interest in Lot 44, (common area), according to the Map of The Oaks, recorded in Map Book 10, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Item 1. Ad valorem taxes for the year 1989, and thereafter.

Item 2. Easements, rights of way, covenants, reservations, restrictions, agreements, releases, and setback lines of record including, but not limited to the matters set forth below.

Item 3. Roadway easement and agreement recorded in Real Volume 117, Page 24 (Shelby County).

Item 4. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Real Volume 3014, Page 744, Birmingham Division (Jefferson County).

Item 5. Mineral and mining rights not owned by Grantor, including without limitation, title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 140 (Shelby County).

Item 6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), appearing of record in Misc. Book 14, Page 536; Misc. Book 17, Page 550 (Shelby County).

Item 7. Easements, restrictions and agreements, set forth in Deed Book 312, Pages 261 through 270 (Shelby County).

Item 8. Declaration of Protective Covenants, Easements, Charges, Rights and Liens, as recorded in Real Volume 122, Page 184, (Shelby County).

Item 9. Less and except any portion of subject property lying within the Cahaba River. (As to common area)

Item 10. Easements, release of City of Hoover from responsibility for drainage ditch, and other matters shown on recorded map including, without limitation, easements affecting Lot 44 and easements along the front, rear and/or side of the Lot conveyed hereby (Map Book 10, page 89, Shelby County).

BOOK 214 PAGE 357

Carlin (signature)

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.

IN WITNESS WHEREOF, the said GRANTEES and the said GRANTOR, by its General Partner who is authorized to execute this conveyance, have hereto set their signatures and seals, this the 3rd day of November, 1988.

5.00
1.00
6.00

The Oaks Partnership, an
Alabama General Partnership
By: Still Hunter & Associates,
Inc., its General Partner

By: Still Hunter, Jr.
Still Hunter, Jr. its President

O. David Funk
O. David Funk, Grantee

Claudia S. Funk
Claudia S. Funk, Grantee

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, 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, as General Partner, of the Oaks Partnership 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 said conveyance, 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 such General Partner, as aforesaid.

Given under my hand and seal this 3rd day of November, 1988.

STATE OF ALA. SHEET
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV 18 AM 11:50

Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

Judge of Probate

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that O. David Funk and Claudia S. Funk, 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 this 3rd day of November, 1988.

Notary Public

This instrument was prepared by: Send Tax Notice to:

Gene W. Gray, Jr.
2100 South Bridge Parkway
Suite 650
Birmingham, Alabama 35205

O. David Funk
32 The Oaks Circle
Birmingham, AL 35244

1.00
5.00
1.00
TOTAL 6.00