

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Two Hundred Five Thousand and no/100 Dollars (\$205,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, LAKERIDGE PARTNERSHIP, an Alabama General Partnership (GRANTOR) does grant, bargain, sell and convey unto Robert J. Gant and Margaret M. Gant (GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, according to the amended Map of LakeRidge Subdivision, as recorded in Map Book 12, Page 51, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989.
2. Agreement for underground residential distribution in favor of Alabama Power Company; as recorded in Real Volume 189, Page 624, Shelby County, Alabama; and restrictive covenants pertaining thereto as recorded in Real Volume 189, Page 624, Shelby County, Alabama.
3. Declaration of protective covenants as recorded in Real Volume 198, Page 865; Real Volume 160, Page 495; and Real Volume 153, Page 395, Shelby County, Alabama.
4. Right of Way granted to Alabama Power Company by instrument (s) recorded in Deed Book 129, Page 572; Deed Book 216, Page 103; Deed Book 219, Page 734; and Real Volume 114, Page 134.
5. 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 Volume 4, Page 542; and Deed Book 127, Page 140.
6. Less and Except that portion of subject property lying below the elevation of 422.80 feet above sea level as described in Real Volume 69, Page 598; and Real Volume 69, Page 608.
7. Riparian and other rights created by the fact that the subject property fronts on Indian Valley Lake.
8. Notice of permitted land uses recorded in Book 160, Page 492.
9. Restrictions for residential use as set forth in Deed Book 172, Page 49, in the Probate Office of Shelby County.

\$ 110,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

✓ Larry Halcomb

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herein) in the event one grantee herein survives the other, the entire in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other (s) then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 12th day of December, 1988.

LAKERIDGE PARTNERSHIP, An Alabama
General Partnership
By Still Hunter Development Company,
Inc. Its General Partner

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

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 Development Company, Inc. in its capacity as General Partner of LAKERIDGE PARTNERSHIP, 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 said General Partner as aforesaid.

Given under my hand and official seal of office this 12th day of December, 1988.

My Commission Expires January 23, 1990

Gay J. Hunt
Notary Public

This instrument was prepared by:

LARRY L. HALCOMB
ATTORNEY AT LAW
2812 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

SEND TAX NOTICE TO:
Robert J. Gant
4644 South Lakeridge Drive
Birmingham, Alabama 35244

1. Deed Tax \$ 95.00
2. Mtg Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 101.00

STATE OF ALA. Sheriff
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC 14 AM 9:50

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

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