

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Douglas L. Key, Attorney at Law
(Address) P. O. Box 360345
B'ham, AL 35236

Send Tax Notice to:
(Name) Jon David Caldwell
(Address) 404 Chase Plantation Pkw.
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Nine Thousand and no/100 (\$99,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

David K. Pitman and wife, Julie T. Pitman,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jon David Caldwell

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 4, according to the survey of Chase Plantation, 4th Sector, as recorded in Map Book 9, page 156, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Taxes for the year 1989, which are a lien but not yet due and payable until October 1, 1989.
2. Public utility easements as shown by recorded plat, including 10 feet on the rear, irregular through lot for ingress, egress and public utilities.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, amended in Real 46 page 161 and Notice of Compliance Certificate, recorded in Misc. Book 34 page 549 in Probate Office.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 66 page 616 in Probate Office.
5. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 355, page 274 and Deed Book 332, page 554 in Probate Office.
6. Easement to Harbert Equitable Joint Venture as shown by instrument recorded in Deed Book 335, page 158 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 69 page 455 and covenants pertaining thereto recorded in Real 69, page 458 in Probate Office.
8. Mineral and mining rights including rights set out in Deed Book 127, page 140 in Probate Office.
9. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, ~~K~~(we) have hereunto set ~~my~~ (our) hand(s) and seal(s) this 28th day of September, 19 89

1. Deed Tax ----- \$ 99.00 (Seal)
 2. Mtg. Tax ----- \$ 2.50 (Seal)
 3. Recording Fee ----- \$ 3.00
 4. Indexing Fee ----- \$ 3.00 (Seal)
 5. No Tax Fee ----- \$ 1.00
 6. Certified Stamp Fee ----- \$ 105.50

David K. Pitman (Seal)
DAVID K. PITMAN (Seal)

Julie T. Pitman (Seal)
JULIE T. PITMAN (Seal)

STATE OF ALABAMA
JEREMY J. JOHNSON, Notary Public, County of Shelby, General Acknowledgment

I, the undersigned in said State, hereby certify that David K. Pitman and wife, Julie T. Pitman a Notary Public in and for said Shelby County,

whose name(s) are signed to the foregoing conveyance, and who are is 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 28th day of September, 19 89

Alaine J. Hughes
Notary Public

NOTARY PUBLIC
STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
89 OCT -6 AM 12:10
COUNTY OF SHELBY

BOOK 260 PAGE 170

10/21/91