

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) DAVID F. OVSON, Attorney at Law  
(Address) 728 Shades Creek Parkway, Suite 120  
Birmingham, Alabama 35209

Send Tax Notice to:

(Name) JAMES L. CLARK  
(Address) 3000 Riverwood Terrace  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Two Thousand and no/100 (\$72,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
**CHARLOTTE ALICIA BELL LEWIS and husband, RICHARD W. LEWIS**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**JAMES L. CLARK**

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

Lot A, Block 9, according to the Survey of the Amended Map of Riverwood, 7th Sector, as recorded in Map Book 9, page 81, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, together with an undivided 1/106 interest in the common area as set forth in Declaration recorded in Misc. Volume 39, page 880, in said Probate Office. Mineral and mining rights excepted.

**SUBJECT TO:**

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. Building setback line of 25 feet reserved from Riverwood Terrace as shown by plat.
3. Public utility easements as shown by recorded plat, including a 20 foot irregular through the center, an irregular on the Northerly side of lot and a 5 foot sanitary sewer easement through center.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 39, page 880, in the Probate Office of Shelby County, Alabama.
5. Right-of-way granted to Alabama Power Company by instrument recorded in Misc. Book 37, page 243, in said Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 34, page 819 and covenants pertaining thereto recorded in Misc. Book 34, page 822, in said Probate Office.
7. Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 327, page 906, in said Probate Office.

\$ 72,608.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (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 I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (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, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of January 19 90

STATE OF ALA. SHELBY CO.

NO TAX COLLECTED. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
Recy 2.50  
Aug 3.00  
Oct 1.00  
No TAX 1.00  
7.50 (Seal)  
90 JAN -5 PM 12:33 (Seal)

Charlotte Alicia Bell Lewis (Seal)  
CHARLOTTE ALICIA BELL LEWIS  
Richard W. Lewis (Seal)  
RICHARD W. LEWIS (Seal)

STATE OF ALABAMA

JEFFERSON

County

General Acknowledgment

I, the undersigned  
in said State, hereby certify that CHARLOTTE ALICIA BELL LEWIS and husband, RICHARD W. LEWIS

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 3rd day of January 1990

8/27/90

My Commission Expires:

Notary Public