

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Eighty Seven Thousand and NO/100 (\$187,000.00) Dollars to the undersigned GRANTOR, in hand paid by the GRANTEEES, the receipt of which is acknowledged, The Oaks Partnership, an Alabama General Partnership, (herein referred to as GRANTOR) does grant, bargain, sell and convey unto George A. Starcher and wife, Carol H. Starcher (herein referred to as GRANTEEES) 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 23, 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 1990, 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).

Item 11. Conditions, restrictions and limitations as set out in instrument recorded in Book 144, Page 70.

Item 12. Easement of undetermined width along rear lot line for public utilities as shown by recorded map.

\$149,600.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 276 PAGE 236

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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 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 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 18th day of January, 1990.

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

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