

STATE OF ALABAMA)
SHELBY COUNTY)

2374

SEND TAX NOTICE TO:
William E. Pritchard, Jr.
c/o SRM, Inc. 3502 INVERNESS
2653 Ruffner Road CLIFFS
Birmingham, AL 35210 Birmingham, Ala.
35242

\$
200,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt hereof is acknowledged, WILLIAM E. PRITCHARD, JR., a single person formerly married to Phyllis R. Pritchard, and PHYLLIS R. PRITCHARD, a single person formerly married to William E. Pritchard, Jr., (GRANTORS) do hereby grant, bargain, sell and convey unto WILLIAM E. PRITCHARD, JR., an undivided seventy-five percent (75%) interest, and PHYLLIS R. PRITCHARD, an undivided twenty-five percent (25%) interest, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8, 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 1990 are a lien, but not due and payable until October 1, 1990.
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 618, Shelby County, Alabama.
3. Declaration of protective covenants as recorded in Real Volume 198, Page 865; Real Volume 160, Page 495, 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; and Real Volume 207, Page 366.
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.

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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.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

This deed is executed by the GRANTORS herein for the purpose of severing the joint tenancy with right of survivorship created by deed recorded in Book 249, Page 130, in the office of the Judge of Probate of Shelby County, Alabama, and for the further purpose of conveying unto the said William E. Pritchard, Jr., an undivided seventy-five percent (75%) interest in and to the property described herein and unto the said Phyllis R. Pritchard and undivided twenty-five percent (25%) interest in and to the property described herein, in accordance with paragraph five, the Final Judgment of Divorce heretofore entered by the Circuit Court of Jefferson County, Alabama, in Civil Action No. DR 89-3797 WCZ.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, as tenants in common, in accordance with their respective interests as set out above.

IN WITNESS WHEREOF the GRANTORS have hereunto set their hands and seals on this the 25th day of July, 1990.

William E. Pritchard Jr.
WILLIAM E. PRITCHARD JR.

Phyllis R. Pritchard
PHYLLIS R. PRITCHARD

STATE OF ALABAMA)

COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William E. Pritchard, Jr. whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Statutory Warranty Deed, he executed the same voluntarily on the day the same bears date.

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Given under my hand and official seal this 25th day of July, 1990.

Bobbie C. Stafford
NOTARY PUBLIC
My Commission Expires: 3/27/92

STATE OF ALABAMA)
COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Phyllis Pritchard whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Statutory Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of November, 1990.

Kimberly A. Temple Mundock
NOTARY PUBLIC
My Commission Expires: 3-2-91

This Instrument Prepared By:
L. Stephen Wright, Jr.
2125 Morris Avenue
Birmingham, Alabama 35203

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

91 DEC 19 PM 2:15

William C. Cunningham, Jr.
JUDGE OF PROBATE

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1. Deed Tax	\$ 200.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 211.50