

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
LEWIS P. WHITE
40 SYSTEMS REALTY ASSOCIATES, INC.
3436 MORGAN DRIVE
BIRMINGHAM, AL. 35216

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred Eighty-Two Thousand Five Hundred and No/100 Dollars (\$582,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, RIVERCHASE I AND II, LTD, AN ALABAMA LIMITED PARTNERSHIP (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto LEWIS P. WHITE (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes due in the year 1993 and thereafter; (2) Right of way granted to Alabama Power Company by instrument recorded in Volume 315, Page 790; Volume 322, Page 666; Volume 295, Page 168; Volume 310, Page 595; Volume 252, Page 182 and Volume 252, Page 184, in the Probate Office of Shelby County, Alabama; (3) Land Use Agreement recorded in Misc. Volume 19, Page 690 in the Probate Office of Shelby County, Alabama; (4) Agreement with Alabama Power Company recorded in Misc. Volume 15, Page 401, in the Probate Office of Shelby County, Alabama; (5) Easement, recorded in Volume 331, Page 512, in the Probate Office of Shelby County, Alabama; (6) Utility, Flood and Recreational Easement recorded in Volume 311, Page 545 in the Probate Office of Shelby County, Alabama; (7) Declaration of Protective Covenants as recorded in Misc. Volume 13, Page 50, Amendment No. 1 recorded in Misc. Volume 15, Page 189 and Amendment No. 2, recorded in Misc. Volume 19, Page 633, in the Probate Office of Shelby County, Alabama; (8) The rights of upstream and downstream riparian owners with respect to that certain lake, bordering subject property; (9) Mineral and mining rights and rights incident thereto not owned by Grantor herein or by Grantor in instrument recorded in Volume 311, Page 544, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, this the 29 day of SEPTEMBER, 1992.

RIVERCHASE I AND II, LTD., AN
ALABAMA LIMITED PARTNERSHIP

By: [Signature]
Edgar M. Stover
Its: Sole General Partner

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EDGAR M. STOVER, whose name as Sole General Partner of RIVERCHASE I AND II, LTD., AN ALABAMA LIMITED PARTNERSHIP, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such partner and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and seal this 29 day of SEPTEMBER, 1992.

[Signature]
Notary Public
My Commission Expires: 3.1.94

Inst # 1992-21901

EXHIBIT 'A' - RIVERCHASE I AND II LTD
TO WHITE

PARCEL A: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE S.W. 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 2 WEST, COUNTY OF SHELBY AND STATE OF ALABAMA, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 1,631.08 FEET; THENCE 90°-00'-00" RIGHT 1,003.63 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF PARKWAY LAKE DRIVE; THENCE 74°-32'-08" RIGHT TO THE TANGENT OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°-15'-11" AND A RADIUS OF 770.0 FEET; THENCE FOLLOW THE ARC OF SAID CURVE AND RIGHT OF WAY 30.28 FEET; THENCE AT TANGENT TO SAID CURVE AND ALONG SAID RIGHT OF WAY 60.07 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°-15'-02" AND A RADIUS OF 670.00 FEET; THENCE FOLLOW THE ARC OF SAID CURVE 190.03 FEET; THENCE 91°-27'-43" RIGHT AND LEAVING SAID RIGHT OF WAY 32.24 FEET; THENCE 43°-43'-54" LEFT 38.34 FEET; THENCE 46°-16'-06" LEFT 20.00 FEET; THENCE 80°-17'-46" MEASURE, 80°-17'-34" RECORD, RIGHT 267.39 FEET; THENCE 91°-15'-38" MEASURE, 91°-15'-50" RECORD, RIGHT 48.34 FEET; THENCE 87°-58'-03" RIGHT 15.00 FEET; THENCE 93°-19'-21" LEFT 20.00 FEET; THENCE 90°-00'-00" RIGHT 14.00 FEET; THENCE 90°-00'-00" LEFT 65.00 FEET; THENCE 90°-00'-00" LEFT 14.00 FEET; THENCE 90°-00'-00" RIGHT 18.00 FEET; THENCE 90°-00'-00" LEFT 30.00 FEET; THENCE 82°-01'-19" RIGHT 64.19 FEET; THENCE 64°-28'-55" RIGHT 46.66 FEET; THENCE 24°-24'-58" RIGHT 172.02 FEET; THENCE 00°-57'-52" LEFT 134.44 FEET; THENCE 08°-23'-01" RIGHT 22.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.10 ACRES, MORE OR LESS.

10/01/1992-21901
01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DDE MJS

Inst # 1992-21901