

This Instrument Was Prepared By:

SEND TAX NOTICE TO

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Cameo Construction
Company, Inc.

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of THIRTY EIGHT THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$38,200.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged JACK CLAUDE HATCHETT, an unmarried man, (herein referred to as Grantors) do grant, bargain, sell and convey unto CAMEO CONSTRUCTION COMPANY, INC. (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 11-A and 12, according to the Survey of Riverchase Country Club, Tenth Addition, Residential Subdivision, as recorded in Map Book 8, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1992
2. Mineral and mining rights not owned by Grantor.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, agreements, restrictions and set back lines of record.
5. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at Page 536, in the Office of the Judge of Probate of Shelby County, Alabama, as amended in Miscellaneous Book 17, beginning at page 550, in the Office of the Judge of Probate of Shelby County, Alabama, except as follows:
 - a) The first sentence of Section 12.20 entitled "Construction Period" shall be deleted and the following sentence shall be inserted in lieu thereof:

"With respect to each Residential Parcel, construction of the residential building is to be completed within one (1) year from date of beginning construction."
 - b) Section 12.21 shall be deleted in its entirety and shall not be applicable to subject property.
6. Said property conveyed by this instrument is hereby restricted to use for single-family residential dwellings (with a density not to exceed one single-family unit per lot) unless a change in use is authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above, said restrictions to be effective for the same period of time as the Riverchase Residential Covenants.
7. Said property conveyed by this instrument shall be limited to the development of a single - family residential home with a minimum of 2,200 square feet of finished floor space on a one-story home or a minimum of 2,500 square feet of finished floor space on a multi-level (two-story, split-level, split-foyer, one-an-one half story) home, unless otherwise authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

Inst # 1992-16835

Inst # 1993-06624

03/09/1993-06624
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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DDE MCD

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6th day of August, 1992.


JACK CLAUDE HATCHETT

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JACK CLAUDE HATCHETT, an unmarried man whose name 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 the conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 6th day of August, 1992.


Notary Public

My Commission Expires:
zcameo.txt

My Commission Expires July 17 1993

Inst # 1993-06624

03/09/1993-06624
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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