

Send Tax Notice To:

David W. and Trula C. Reynolds
2028 Woodsorrel Drive
Birmingham, Alabama 35244

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 24th day of June, 1994, by **C. ANDREW ROBINSON, JR.** and **TRULA C. REYNOLDS**, formerly Trula C. Robinson, (hereinafter referred to as the "Grantors"), to **DAVID W. REYNOLDS** and **TRULA C. REYNOLDS**, as joint tenants with rights of survivorship (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Three Thousand and 00/100 Dollars (\$143,000.00) paid to the Grantors by the Grantees, receipt of which is acknowledged by Grantors, the Grantors do by these presents grant, bargain, sell and convey unto the Grantees, as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama:

Lot 20, according to the Survey of Riverchase West, as recorded in Map Book 6, Page 78, and amended in Map Book 6, Page 100, and in Map Book 7, Page 150, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Taxes due in year 1994 and Assessments due in year 1994 to the Riverchase Residential Association, Inc.;
2. Easements, or claims of easements, not shown by the public records.
3. Easement(s) as shown on recorded map.
4. Building restriction line(s) as shown on recorded map.
5. Right-of-way granted Alabama Power Company recorded in Deed Volume 299, Page 485.
6. Right-of-way granted South Central Bell Telephone Company recorded in Deed Volume 300, Page 254.
7. Restrictions appearing of record in Misc. Volume 14, Page 536; as amended in Misc. Volume 17, Page 550 and Misc. Volume 34, Page 549.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 127, Page 140.

06/24/1994-20189
04:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 156.50

Inst # 1994-20189

Denise Killebrew
Beckowite, Del Kodito
1600 Southside Tower
B'ham, AL 35203

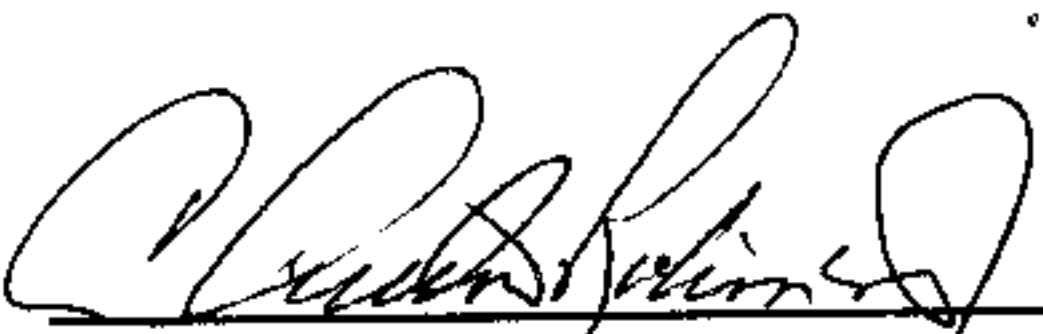
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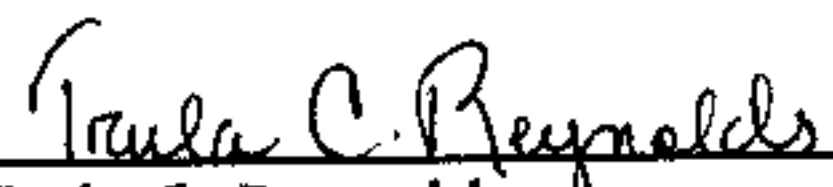
9. Right granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, trans closures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Misc. Volume 14, Page 460 and amended in Misc. Volume 15, Page 702.
10. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 14, Page 644.

TO HAVE AND TO HOLD, to the Grantees, their heirs and assigns, forever.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with the Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand this 24th day of June, 1994.


C. Andrew Robinson, Jr.

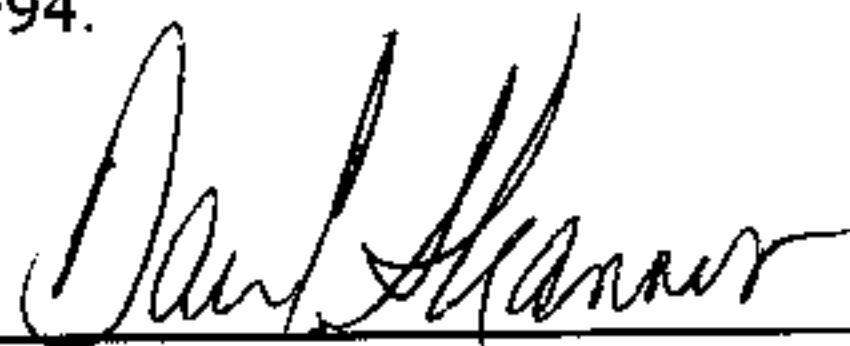

Trula C. Reynolds,
formerly Trula C. Robinson

STATE OF ALABAMA)

SHELBY COUNTY)

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

Given under my hand this 24th day of June, 1994.


Notary Public
My Commission Expires: 3-17-94

STATE OF ALABAMA)

SHELBY COUNTY)

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

Given under my hand this 24th day of June, 1994.



Notary Public

My Commission Expires: 1-27-98

Inst # 1994-20189

06/24/1994-20189
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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 156.50