

This instrument was prepared by

Send Tax Notice To: ALLEN T. ARTHUR, JR.

(Name) GENE W. GRAY, JR.

name

1065 OAK TREE ROAD

address

(Address) 2100 SOUTHBIDGE PARKWAY, #650, BIRMINGHAM, ALABAMA BIRMINGHAM, ALABAMA 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED EIGHTY THOUSAND AND NO/100-----
-----DOLLARS (\$280,000.00)

to the undersigned grantor, ARTHUR HOWARD HOMES, INC.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ALLEN T. ARTHUR, JR. AND WIFE, HOLLY A. SMITH

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor 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 3116, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 31ST ADDITION, AS RECORDED IN MAP BOOK 18 PAGE 122 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL OCTOBER 01, 1996.

BUILDING SETBACK LINE OF 25 FEET RESERVED FROM OAK TREE ROAD AS SHOWN BY PLAT. PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT.

DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) RECORDED IN MISC. BOOK 14, BEGINNING AT PAGE 536, AS AMENDED IN MISC. BOOK 17, BEGINNING AT PAGE 550, INST#1995-8318 AND MAP BOOK 18, PAGE 122 AND NOTICE OF COMPLIANCE CERTIFICATE, RECORDED IN MISC. BOOK 34, PAGE 549.

EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 311, PAGE 801.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RIGHTS SET OUT IN DEED 111 PAGE 625.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 18, PAGE 122.

\$180,000.00 of the consideration was paid from the proceeds of a first and second mortgage loan.

04/11/1996-11801
12:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 108.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT, ARTHUR W. HOWARD who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of April

1996

ARTHUR HOWARD HOMES, INC.

ATTEST:

By ARTHUR W. HOWARD, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.
State, hereby certify that ARTHUR W. HOWARD
whose name as PRESIDENT of ARTHUR HOWARD HOMES, INC.
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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 5th day of April 1996

GENE W. GRAY, JR.

Notary Public