

THIS INSTRUMENT PREPARED BY:
Clayton T. Sweeney, Attorney at Law
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
RIVER FOREST GARDEN
HOMEOWNERS ASSOCIATION,
INC.

QUIT CLAIM DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

9 6 0 5 / 9 2 3 0

Inst # 1996-19562

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and Other Good and Valuable Consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned RICHARD B. SCOTT and his wife, NANCY C. SCOTT, hereby remises, releases, quit claims, grants, sells, and conveys to RIVER FOREST GARDEN HOMEOWNERS ASSOCIATION, INC. all their right, title interest and claim in or to the following described real estate, situated in Jefferson and Shelby Counties, Alabama, to-wit:

All our interest in and to the COMMON AREAS as the same are described and defined in the Declaration of Covenants and/or Restriction as recorded in Real Volume 3775, Page 093 and amended in Real Volume 9509, Page 3422, in the Probate Office of Jefferson County, Alabama; and all our interest in and to the COMMON AREAS being included in the description of the survey of River Forest, as recorded in Map Book 163, Page 56, and Resurvey of River Forest as recorded in Map Book 178, Page 95, in the Probate Office of Jefferson County, Alabama; and all our interest in and to the COMMON AREAS of the property being more particularly described as follows:

A parcel of land situated in the SW-1/4 of Section 8, Township 19 South, Range 2 West, Jefferson County, Alabama, and the NW-1/4 of Section 17, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the SW corner of Section 8, Township 19 South, Range 2 West and run South 90 degrees 00' 00" East along the South line of said Section 8 for a distance of 1129.00 feet to the point of beginning; thence run North 34 degrees 40' 59" West for a distance of 972.16 feet; thence run North 64 degrees 55' 00" East for a distance of 431.08 feet; thence run North 54 degrees 15' 00" East for a distance of 67.39 feet; thence run South 35 degrees 26' 00" East for a distance of 1253.75 feet to the South line of said Section 8; thence continue South 35 degrees 26' 00" East for a distance of 216.25 feet; thence run South 44 degrees 18' 35" West for a distance of 267.96 feet; thence run South 48 degrees 49' 00" West for a distance of 250.25 feet; thence run North 34 degrees 40' 59" West for a distance of 647.84 feet to the point of beginning. Said parcel contains 775.618 square feet or 17.8 acres, more or less.

Subject to:
Advalorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996.
Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under their hands and seals, this 26 day of January, 1996.

Witness

Rita L. Helton

Witness

[Signature]
RICHARD B. SCOTT

[Signature]
NANCY C. SCOTT

State of Alabama - Jefferson County
I certify this instrument filed on:
1996 MAY 09 P.M. 14:48
Recorded and \$
and \$.50
Total \$ 5.00
Mfg. Tax
Deed Tax and Fee Amt.
5.00
GEORGE R. REYNOLDS, Judge of Probate



9605/9230

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RICHARD B. SCOTT and NANCY C. SCOTT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 1996.

[Signature]
NOTARY PUBLIC - 19562

12:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 NED 9.50

My Commission expires 7/16/96

CLAYTON T. SWEENEY, ATTORNEY AT LAW