

This Instrument Prepared By:  
Gene W. Gray, Jr., P.C.  
2100 SouthBridge Parkway  
Suite 638  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:  
DOUGLAS A. MOORE  
909 COVE CIRCLE  
BIRMINGHAM, AL 35244  
10-4-20-0-006-025

Inst # 1996-20770

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND and No/100 Dollars (\$225,000.00) to the undersigned Grantor, RIME CONSTRUCTION CO., INC. (herein referred to as GRANTOR) in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto DOUGLAS A. MOORE (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, according to the survey of South Lake Cove, as recorded in Map Book 12, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1996.

Mineral and mining rights, not owned by GRANTOR.

Notice of Permitted Land Uses as recorded in Book 160, Page 492, in the Probate Office of Shelby County, Alabama.

Public Utility easements as shown by recorded plat, including a 7.5 foot easement on the Southeast corner of Lot as shown by plat.

Restrictions, covenants and conditions as set out in instrument recorded in Real 160, page 495 in Probate Office.

Right-of-Way granted to Alabama Power company by instrument recorded in Real 230, Page 795 in Probate Office.

Agreement with Alabama Power company as to underground cables recorded in Real 215 Page 504 and covenants pertaining thereto recorded in Real 215, Page 521 in Probate Office.

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 Book 127, Page 104 in Probate Office.  
Rights of riparian owners in and to the use of said Rutherford Lake.

No usable building space to be constructed on an elevation lower than 2 feet above the 100 year flood elevation of lake.

Access to Lots 1 thru 20 shall be restricted to Southlake Cove, as shown by Map Book 12, Page 98.

\$202,500.00 of the consideration was paid from a mortgage loan.

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SHELBY COUNTY JUDGE OF PROBATE  
002 NEL 33.50

TO HAVE AND TO HOLD unto said GRANTEEES, their heirs and assigns, forever.

RIME CONSTRUCTION CO., INC.



CHESTER L. PARKER, JR.  
VICE PRESIDENT

The GRANTEE executes this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

  
DOUGLAS A. MOORE

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STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that CHESTER L. PARKER, JR. whose name as VICE PRESIDENT of RIME CONSTRUCTION CO., INC., is signed for 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, in his capacity as such VICE PRESIDENT, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal this the 21st day of June, 1996.

  
Notary Public  
Print Name: GENE W. GRAY, JR.  
My Commission Expires: 11/09/98

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that DOUGLAS A. MOORE 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 day the same bears date.

Given under my hand and official seal this the 21st day of June, 1996.

  
Notary Public  
Print Name: GENE W. GRAY, JR.  
My Commission Expires: 11/09/98

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