

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED EIGHTY THREE THOUSAND AND NO/100 (\$183,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, ARTHUR HOWARD HOMES, INC., An Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto DORIS H. FRENCH (GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 14, according to the Survey of RIVERCHASE COVE, as recorded in Map Book 20, Page 109, in the Probate Office of Shelby County Alabama.

Subject to:

1. Taxes for the year 1997, and thereafter;
2. Building setback line of 10 feet, public easements and restrictions, limitations and conditions as set out in the Survey of Riverchase Cove recorded in Map Book 20, page 109;
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase Residential Association recorded in Misc. Book 14, Page 536, and amended in Misc. Book 17, Page 550; Notice of Compliance Certificate recorded in Misc. Book 34, Page 549 and amended by Inst. No. 1994-05727;
4. Release of damages as set out in Item 9 of Inst. No. 1994-05727;
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities relating thereto including rights set out in Deed Book 127, Page 140 and Deed Book 129, Page 205; and
6. Declaration of Protective Covenants for Riverchase Cove as recorded simultaneously herewith as Inst. No. 1996-02164.

\$133,000.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEE.

GRANTEE understand that acceptance of this deed constitutes acceptance of all of the terms, conditions, obligations and rights of Developer as set forth in the Declaration of Protective Covenants for Riverchase Cove recorded in Inst# 1996-2164 and acknowledges prior receipt of same.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 14th day of January, 1997.

ARTHUR HOWARD HOMES, INC.,
An Alabama Corporation

By:


ARTHUR W. HOWARD, PRESIDENT

GRANTEE


DORIS H. FRENCH

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that ARTHUR W. HOWARD, whose name as President of ARTHUR HOWARD HOMES, INC., An Alabama 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 said conveyance, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

02/04/1997-03703
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 61.00

Inst # 1997-03703

Given under my hand and official seal of office this 14th day of January, 1997.


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

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DORIS H. FRENCH 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 14th day of January, 1997.


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

PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHERIDGE PARKWAY,
SUITE 650
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
DORIS H. FRENCH
- 1052 RIVERCHASE COVE
HOOVER, ALABAMA 35244

Inst # 1997-03703

02/04/1997-03703
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 61.00