

This instrument was prepared by

Send Tax Notice To: JAMES N. BITTNER

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

name

1008 RIVERCHASE COVE

address

HOOVER, ALABAMA 35244

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY THREE THOUSAND AND NO/100-----
-----DOLLARS (\$183,000.00)

to the undersigned grantor, M. BYROM CORPORATION

a corporation *

(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 JAMES N. BITTNER

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY,
ALABAMA to-wit:

LOT 3, ACCORDING TO THE SURVEY OF RIVERCHASE COVE, AS RECORDED IN MAP BOOK 20,
PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1997 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1997.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY 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, BY MAP BOOK 20 PAGE 109
AND BY INSTR #1994-5727 AND NOTICE OF COMPLIANCE CERTIFICATE, RECORDED IN
MISC. BOOK 34 PAGE 549.

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 111 PAGE 625.

RELEASE OF DAMAGES, RESTRICTIONS, MODIFICATIONS, COVENANTS, CONDITIONS,
RIGHTS, PRIVILEGES, IMMUNITIES, AND LIMITATIONS, AS APPLICABLE, AS SET OUT IN
INSTRUMENT RECORDED INSTR #1994-5727.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT BY MAP BOOK 20, PAGE 109.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its PRESIDENT
to execute this conveyance, hereto set its signature and seal,

who is authorized

this the 28th day of February, 1997.

ATTEST:

M. BYROM CORPORATION

By MARTY BYROM, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.

hereby certify that MARTY BYROM

a Notary Public in and for said County, in said State.

whose name as PRESIDENT of M. BYROM CORPORATION, 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.

Given under my hand and official seal, this the

28th day of February, 1997

Notary Public