

Deed Tax \$ 46.00
 3 Pages - 7.50
 Underlying - 6.00
 \$ 59.50

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

QUITCLAIM DEED

THIS INDENTURE made and entered into on this the 17th day of January, 1997 by and between JESSE E. SNEAD and wife, MARJORIE B. SNEAD, as Grantors, and JESSE E. SNEAD and MARJORIE B. SNEAD, Trustees, or their successors in trust under the SNEAD LIVING TRUST dated JAN 17 1997 and any amendments thereto, as Grantees.

WITNESSETH: That for and in consideration of the sum of Ten and no/00 (\$10.00) Dollars, cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, the Grantors have remised, released, quitclaimed and conveyed and do by these presents remise, release, quitclaim and convey unto the said Grantees, all their right, title and interest in and to the following described real estate lying and being situated in Shelby County, State of Alabama, to-wit:

Lot 30, together with an undivided 1/43rd interest in Lot 44, (common area), according to the Map of The Oaks, recorded in Map Book 10, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Item 1. Ad valorem taxes for the current year, and thereafter.

Item 2. Easements, rights of way, covenants, reservations, restrictions, agreements, releases, and setback lines of record including, but not limited to the matters set forth below.

Item 3. Roadway easement and agreement recorded in Real Volume 117, Page 24 (Shelby County).

Item 4. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Real Volume 3014, Page 744, Birmingham Division (Jefferson County).

Item 5. Mineral and mining rights not owned by Grantor, including without limitation, title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability

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for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 127, Page 140 (Shelby County).

Item 6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), appearing of record in Misc. Book 14, Page 536; Misc. Book 17, Page 550 (Shelby County).

Item 7. Easements, restrictions and agreements, set forth in Deed Book 312, Pages 261 through 270 (Shelby County).

Item 8. Declaration of Protective Covenants, Easements, Charges, Rights and Liens, as recorded in Real Volume 122, Page 184, (Shelby County).

Item 9. Less and except any portion of subject property lying within the Cahaba River. (As to common area)

Item 10. Easements, release of City of Hoover from responsibility for drainage ditch, and other matters shown on recorded map including, without limitation, easements affecting Lot 44 and easements along the front, rear and/or side of the Lot conveyed hereby (Map Book 10, page 89, Shelby County).

Item 11. Conditions, restrictions and limitations as set out in instrument recorded in Book 144, Page 70.

Item 12. Easement of undetermined width along rear lot line for public utilities as shown by recorded map.

NO TITLE EXAMINATION REQUESTED OR PERFORMED.

TO HAVE AND TO HOLD the real estate described above, together with all appurtenances thereunto belonging or in anywise appertaining unto the Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand(s) and seal(s) on the day and year first above written.

Jesse E. Snead
JESSE E. SNEAD

Marjorie B. Snead
MARJORIE B. SNEAD

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State hereby certify that JESSE E. SNEAD and wife, MARJORIE B. SNEAD, 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 on this the 17th day of January, 1997.

Melissa Lee Banks
Notary Public
Commission expires: My commission expires July 22, 2000.

THIS INSTRUMENT PREPARED BY:
R.F. (Ben) Stewart III
100 RiverPoint Corporate Center
Suite 205
Birmingham, Alabama 35243
(205) 970-0034

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