

STATE OF ALABAMA)  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED NINETY FOUR THOUSAND ONE HUNDRED FORTY FIVE AND NO/100 (\$194,145.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, ARTHUR HOWARD HOMES, INC., An Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto WILLIAM ROGER GUIN AND SPOUSE, CAROL WAITES GUIN (GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 12, 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; 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
5. Declaration of Protective Covenants for Riverchase Cove as recorded simultaneously herewith as Inst. No. 1996-02164.

\$177,000.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEEES, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEEES herein) in the event one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the GRANTEEES herein shall take as tenants in common.

GRANTEES 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 7th day of July, 1997.

ARTHUR HOWARD HOMES, INC.,  
An Alabama Corporation

By:   
ARTHUR W. HOWARD, PRESIDENT

GRANTEES

  
WILLIAM ROGER GUIN

  
CAROL WAITES GUIN

Inst # 1997-21386

07/08/1997-21386  
02:03 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 28.50

Inst # 1997-21386

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.

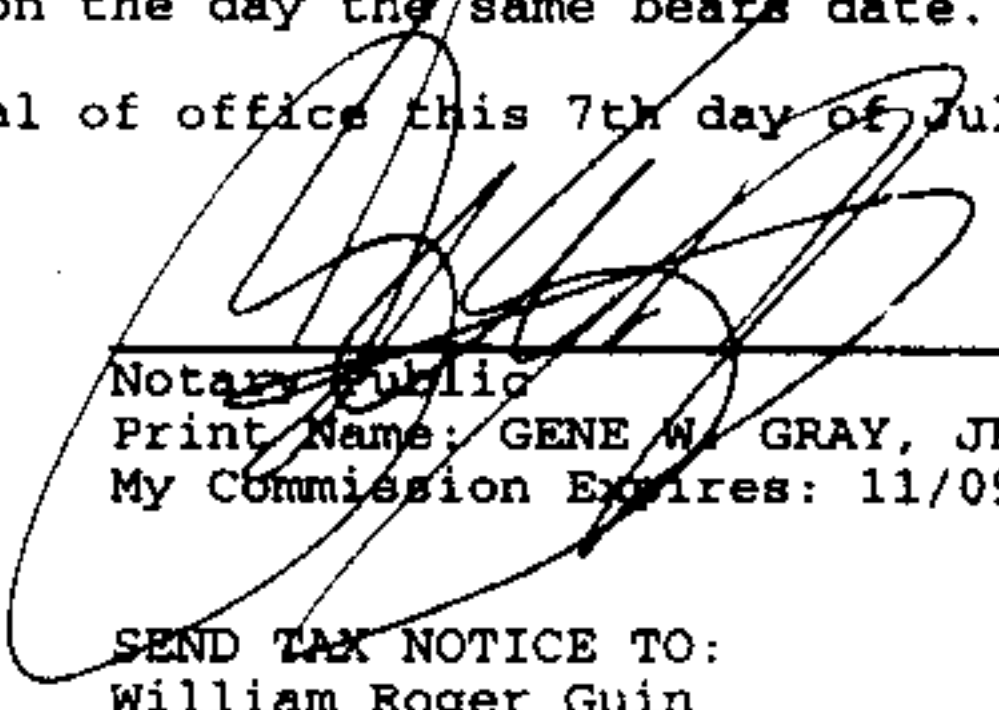
Given under my hand and official seal of office this 7th day of July, 1997.

  
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 WILLIAM ROGER GUIN AND CAROL WAITES GUIN 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 7th day of July, 1997.

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

PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 638  
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:  
William Roger Guin  
1044 Riverchase Cove  
Hoover, Alabama 35244

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