

THIS DEED IS GIVEN TO REPLACE THE DEED RECORDED IN INST. 1997-26605 THE ORIGINAL OF WHICH WAS NEVER RETURNED TO THE GRANTEES, AND TO CORRECTLY REFLECT THE MAP BOOK AND PAGE OF THE RESURVEY. ALSO, TO CORRECT THE SPELLING OF THE FIRST NAME OF THE FEMALE GRANTEE FROM "PEGGY" TO "PEGGIE"

STATE OF ALABAMA)  
SHELBY COUNTY )

**CORRECTIVE AND REPLACEMENT  
STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED TWENTY ONE THOUSAND SEVEN HUNDRED AND NO/100 (\$221,700.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ARTHUR HOWARD HOMES, INC. (GRANTOR) does grant, bargain, sell and convey unto RICHARD E. HOWELL AND SPOUSE, PEGGIE C. HOWELL (GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 16-A, according to a Resurvey of Lot 16 and Pump Station Site of RIVERCHASE COVE, as recorded in Map Book 21, Page 48, in the Probate Office of Shelby County Alabama. (The Survey of which prepared by M. D. Arrington dated July 25, 1997 is attached and signed by the GRANTEES)

**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 put 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.

TO HAVE AND TO HOLD unto the said GRANTEES, 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 GRANTEES 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 GRANTEES 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 corrective and replacement conveyance to be executed this the 6th day of January, 1998.

ARTHUR HOWARD HOMES, INC.

By: 

ARTHUR W. HOWARD, PRESIDENT

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. 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 6th day of January, 1998.

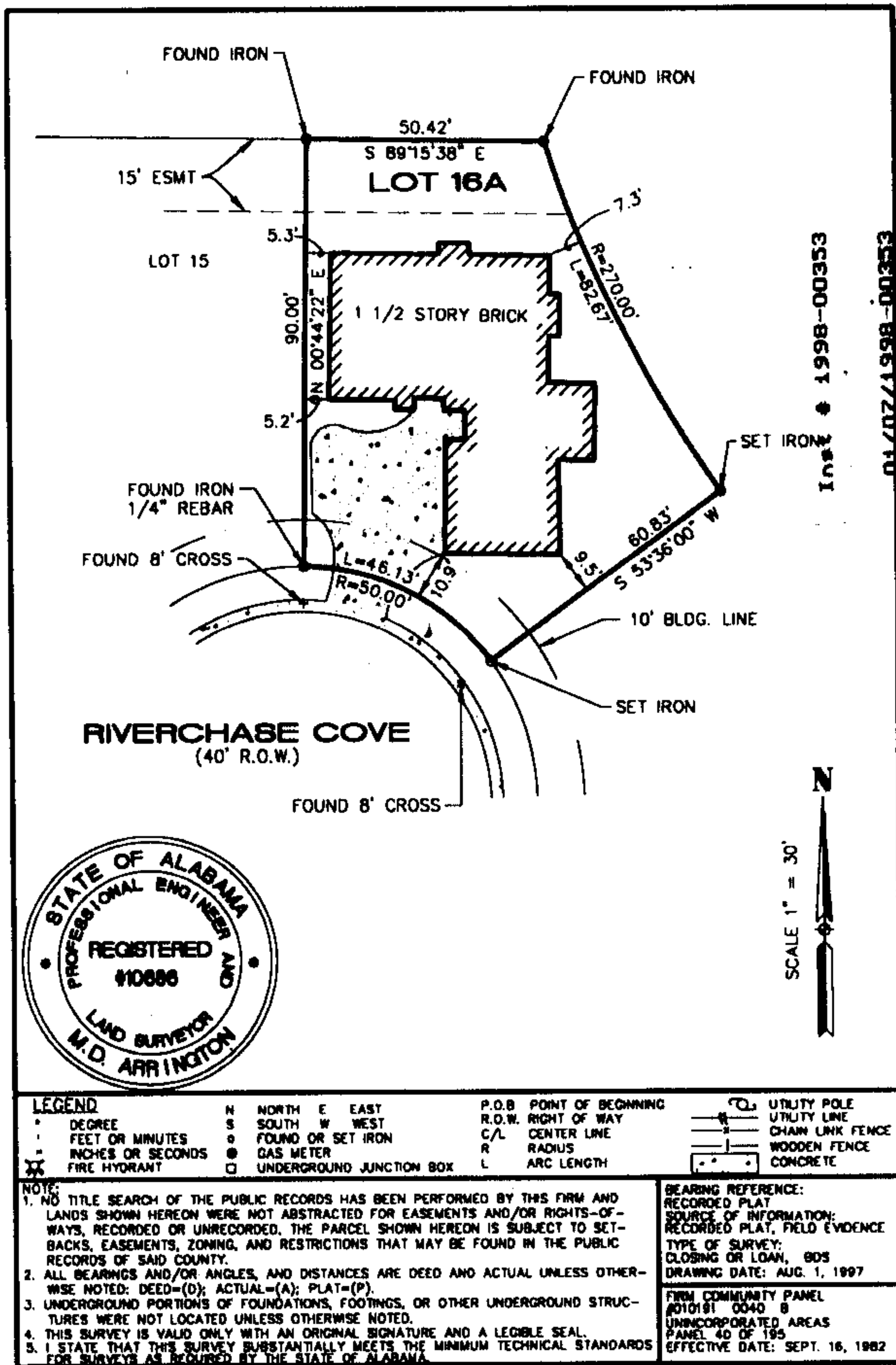
  
Notary Public  
Print Name: GENE W. GRAY, JR.  
My Commission Expires: 11/09/98

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

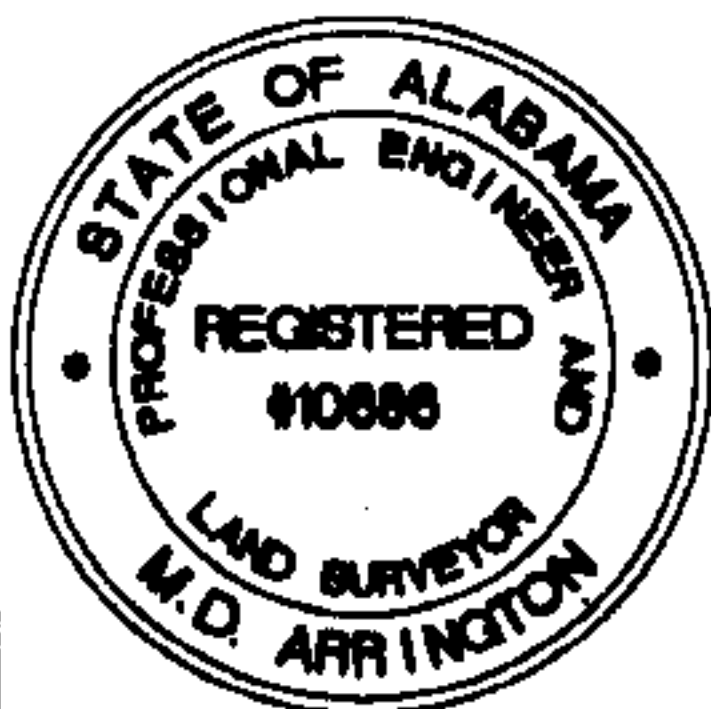
SEND TAX NOTICE TO:  
RICHARD E. HOWELL, et ux  
1060 Riverchase Cove  
Birmingham, AL 35244  
ID#11-7-25-0-005-016

01/07/1998-00353  
08:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 REC 13.00

Inst # 1998-00353



01/07/1998-00353  
08:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MD 13.00



SCALE 1" = 30'

LEGEND		P.O.B. POINT OF BEGINNING		UTILITY POLE	
°	DEGREE	N	NORTH	E	EAST
'	FEET OR MINUTES	S	SOUTH	W	WEST
"	INCHES OR SECONDS	o	FOUND OR SET IRON		
✱	FIRE HYDRANT	⊙	GAS METER		
		□	UNDERGROUND JUNCTION BOX		
		R.O.W.	RIGHT OF WAY		
		C/L	CENTER LINE		
		R	RADIUS		
		L	ARC LENGTH		
				—	UTILITY LINE
				—	CHAIN LINK FENCE
				—	WOODEN FENCE
				—	CONCRETE

NOTE:  
1. NO TITLE SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAYS, RECORDED OR UNRECORDED. THE PARCEL SHOWN HEREON IS SUBJECT TO SET-BACKS, EASEMENTS, ZONING, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF SAID COUNTY.  
2. ALL BEARINGS AND/OR ANGLES, AND DISTANCES ARE DEED AND ACTUAL UNLESS OTHERWISE NOTED: DEED=(D); ACTUAL=(A); PLAT=(P).  
3. UNDERGROUND PORTIONS OF FOUNDATIONS, FOOTINGS, OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED UNLESS OTHERWISE NOTED.  
4. THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.  
5. I STATE THAT THIS SURVEY SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS REQUIRED BY THE STATE OF ALABAMA.

BEARING REFERENCE:  
RECORDED PLAT:  
SOURCE OF INFORMATION:  
RECORDED PLAT, FIELD EVIDENCE  
TYPE OF SURVEY:  
CLOSING OR LOAN, 80S  
DRAWING DATE: AUG. 1, 1997  
FIRM COMMUNITY PANEL  
#010191 0040 B  
UNINCORPORATED AREAS  
PANEL 40 OF 195  
EFFECTIVE DATE: SEPT. 16, 1982

# STATE OF ALABAMA SHELBY COUNTY

I, M. D. Arrington, a registered Engineer-Land Surveyor, certify that I have surveyed Lot 16A Block        according to the survey of A RESURVEY OF LOT 16 AND PUMP STATION SITE OF RIVERCHASE COVE as recorded in Map Volume 21, Page 48, in the office of the Judge of Probate Shelby County, Alabama; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electrical or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Insurance Rate Map", and found that according to the shaded area on said map that this property IS NOT located in "a special flood hazard area (Zone A)", that there are no encroachments on said lot except as shown; that improvements are located as shown above, that this survey substantially meets the minimum technical standards for surveys as required by the State of Alabama.

Address: 1060 RIVERCHASE COVE  
Date of Survey: JULY 25, 1997  
Order No. 14952 Field Book No.         
For: HOWELL

*M. D. Arrington*  
M. D. Arrington, Reg. No. 10686, Phone: 985-9315 (Fax 985-9385)  
Arrington Engineering & Land Surveying, Inc.  
137 Business Center Drive, Birmingham, Alabama 35244

*Robert E. Howell*  
*Peggie C. Howell*