

THIS INSTRUMENT PREPARED BY:

Charles L. Sparks, Attorney
3000 Riverchase Galleria
Suite 950
Hoover, Alabama 35244

SEND TAX NOTICE TO:

Nadine Rose Hamilton
#42 The Oaks Circle
Birmingham, AL 35244
#11-7-26-0-003-042

TITLE NOT EXAMINED BY ATTORNEY AND PROVIDED BY GRANTEE

Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED FIFTY-EIGHT THOUSAND TWO HUNDRED SIXTY and NO/100 (\$158,260.00) Dollars to the undersigned GRANTORS, in hand paid by the GRANTEE, the receipt of which is acknowledged, Donald M. Hacker and wife, Candis H. Hacker, herein referred to as GRANTORS do grant, bargain, sell and convey unto Nadine Rose Hamilton, a married woman (herein referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 42, 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 year 1997, 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 Grantors, 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 for injury or damage to persons or

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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).

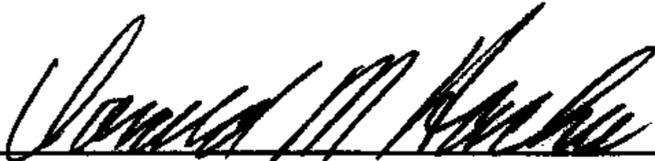
Item 11. Conditions, restrictions and limitations as set out in instrument recorded in Book 144, Page 70.

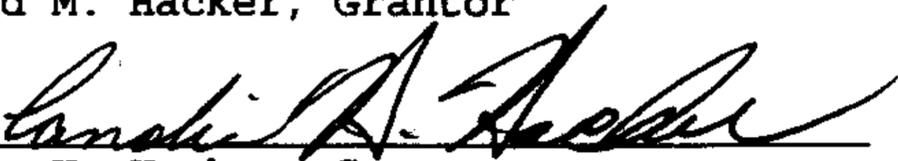
Item 12. Easement of undetermined width along rear lot line for public utilities as shown by recorded map.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns forever, and we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTORS, have hereto set their signatures and seals, this the 20th day of January, 1998.

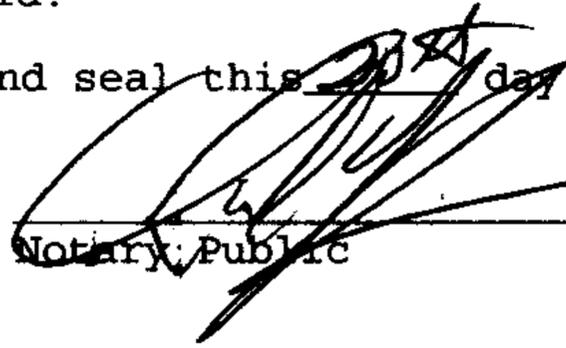

Donald M. Hacker, Grantor


Candis H. Hacker, Grantor

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald M. Hacker and wife, Candis H. Hacker 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 said conveyance, they executed the same voluntarily as aforesaid.

Given under my hand and seal this 23rd day of January, 1998.


Notary Public

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