

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED TWELVE THOUSAND NINE HUNDRED FIFTY DOLLARS AND NO/100 (\$212,950.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, MEGA BUILDERS, INC., an Alabama corporation, (GRANTOR) does grant, bargain, sell and convey unto RIGOBERTO C. ADVINCULA AND WIFE, CAROLYN A. ADVINCULA (GRANTEE), the following described real estate situated in COUNTY, ALABAMA to-wit:

Lot 17-A, according to a resurvey of Lot 17, First Addition, Phase III, Riverchase Country Club, as recorded in Map Book 22 Page 95, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

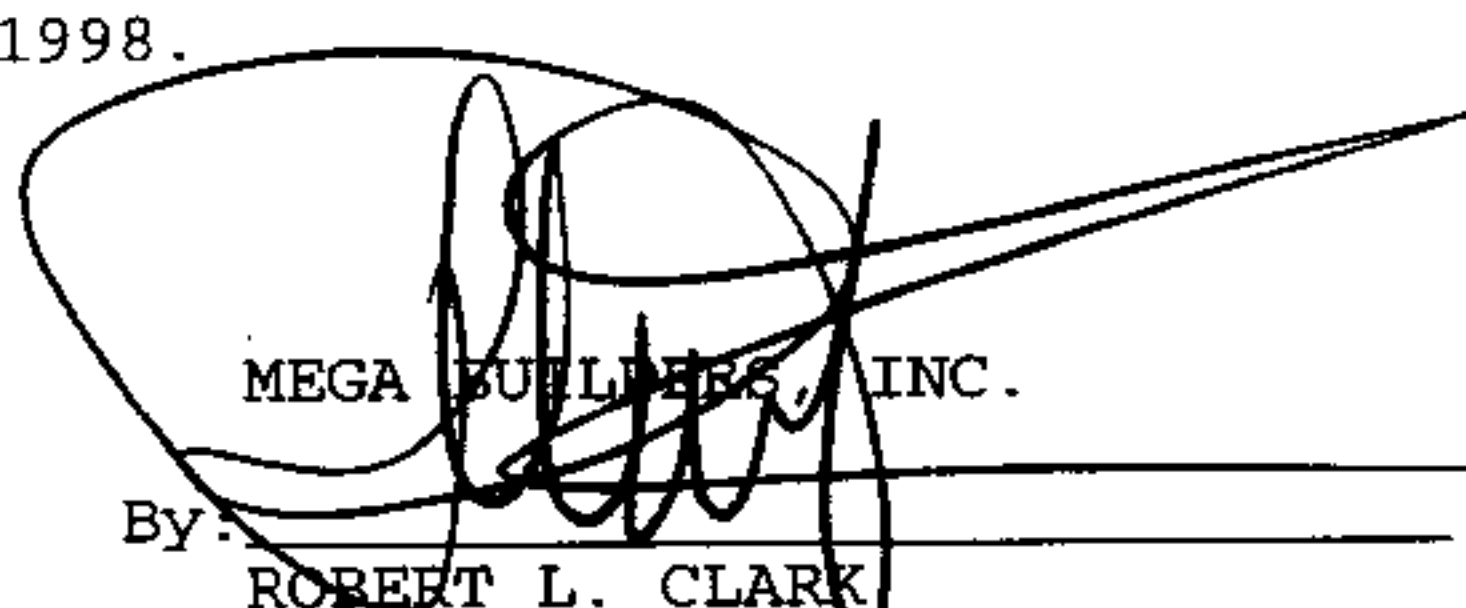
The property conveyed herein is subject to the exceptions as described on Exhibit "A", attached hereto and made a part hereof for all purposes.

\$170,350.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

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, the heirs and assigns of the grantees herein shall take as tenants in common.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for Riverchase Country Club as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 27th day of March, 1998.


MEGA BUILDERS, INC.
By: ROBERT L. CLARK
ITS PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that, ROBERT L. CLARK whose name as President of MEGA BUILDERS, 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.

Inst # 1998-12833

04/10/1998-12833
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 56.50

Inst # 1998-12833

Given under my hand and official seal of office this 27th day of March,
1998.



Notary Public
Print Name: Gene W. Gray, Jr.
My Commission Expires: 11/09/98

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

SEND TAX NOTICE TO:

EXHIBIT "A"

General and special taxes or assessments for 1998 and subsequent years not yet due and payable.

Building setback line of 45 feet reserved from Riverchase Parkway West as shown by plat.

Easements as shown by recorded plat, including a 30 foot easement and an irregular easement on the Easterly and Southerly sides of lot.

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, Inst. No. 1996-5684, Map Book 8 page 179 and Map Book 22 page 95 and Notice of Compliance Certificate, recorded in Misc. Book 34 page 549 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 311 page 801 and Deed Book 332 page 554 in Probate Office.

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 127 page 140 in Probate Office.

Release(s) of damages as set out in instrument(s) recorded in Inst. No. 1996-5684 in Probate Office.

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