

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED NINETY NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$299,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, MEGA BUILDERS, INC., a corporation, (GRANTOR) does grant, bargain, sell and convey unto LAURENCE M. CAMPBELL AND VIRGINIA CAMPBELL joint tenants with right of survivorship (GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 2044, ACCORDING TO THE SURVEY OF LAKE POINT ESTATES, 1ST ADDITION, AS RECORDED IN MAP BOOK 17 PAGE 14 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

\$199,900.00 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 29th day of May, 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 Limited Partnership 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 in its capacity as General Partner of said Limited Partnership.

Inst # 1998-20874

06/05/1998-20874
11:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 111.00

Inst # 1998-20874

Given under my hand and official seal of office this 29th day of May, 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:
LAURENCE M. CAMPBELL
1229 LAKE POINT VISTA
HOOVER, ALABAMA 35244
#58-11-7-35-0-001-012.046

EXHIBIT "A"

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

Building setback line of 25 feet reserved from Lake Point Vista as shown by plat.

Easements as shown by recorded plat, including an irregular on the rear and 7.5 feet on the Southwesterly side and an irregular on the Northeasterly side 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, and amended in Inst. #1997-37167 and Map Book 17 page 14 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 in Probate Office.

Agreement with Alabama Power Company as to covenants pertaining to underground cables recorded in Inst. #1993-24500 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 of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. #1997-37167 in the Probate Office.

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