

STATE OF ALABAMA)  
SHELBY COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THREE HUNDRED ONE THOUSAND TWO HUNDRED SEVENTY FOUR AND NO/100 (\$301,274.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, MEGA BUILDERS, INC. (GRANTOR) does grant, bargain, sell and convey unto ROBERT E. FRIAR and GERALDINE R. FRIAR (GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

Lot 2014, according to the Survey of LAKE POINT ESTATES as recorded in Map Book 11, Page 57, in the Probate Office of Shelby County Alabama.

Subject to:

1. Taxes for the year 1998, and thereafter;
2. Building setback line as shown on record map;
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, as amended in Inst# 1997-37160, and Map Book 11 Page 57; Notice of Compliance Certificate recorded in Misc. Book 34, Page 549;
4. Release of damages as set out in Inst. No. 1997-37160;
5. 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;
6. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Real 190, Page 35 and Articles of Incorporation as set out in Incorporation Book 36, Page 315.
7. Agreement with Alabama Power Company as to underground cables and covenants pertaining thereto in Real 153, Page 598.

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.

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

MEGA BUILDERS, INC.

By:

ROBERT L. CLARK  
ITS PRESIDENT

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, GENE W. GRAY, JR., 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. 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 27th day of July, 1998.

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

PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBIDGE PARKWAY,  
SUITE 650  
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:  
ROBERT E. FRIAR  
GERALDINE R. FRIAR  
1005 LAKE POINT LANE  
BIRMINGHAM, AL 35244  
#58-11-7-35-0-001-012.020

08/04/1998-29577  
08:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRH 310.00

Inst # 1998-29577