

STATE OF ALABAMA §

COUNTY OF SHELBY §

WARRANTY DEEDTHIS INDENTURE, made and entered into on this the 4th day of JUNE, 1999,by and between CHARLES J. SCHROEDER and REGINA G. SCHROEDER, husband and wife,
as Grantors; and REGINA G. SCHROEDER, as Grantee;

WITNESSETH:

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash, and other good and valuable consideration in hand paid to the Grantors by the Grantee, the receipt of which is hereby acknowledged, the said Grantors have granted, bargained and sold and do by these presents grant, bargain, sell and convey unto the said Grantee, her heirs and assigns, the following described property situated, lying and being in the County of Shelby and State of Alabama, to-wit:

Lot 2419, according to the survey of Riverchase Country Club 24th Addition as recorded in Map Book 10, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

Such land is conveyed subject to the following:

1. Ad valorem taxes due and payable October 1, 1998.
2. Mineral and mining rights not owned by Grantor.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, agreements, restrictions and setback lines of record.
5. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at page 536, in the Office of the Judge of Probate of Shelby County, Alabama, as amended in Miscellaneous Book 17, beginning at page 550, in the Office of the Judge of Probate of Shelby County, Alabama, except as follows:
 - a. The first sentence of Section 12.20 entitled "Construction Period" shall be deleted and the following sentence shall be inserted in lieu thereof:

"With respect to each Residential Parcel, construction of the residential building is to be completed within one (1) year from date of beginning construction."
 - b. Section 12.21 shall be deleted in its entirety and shall not be applicable to subject property.
6. Said property conveyed by this instrument is hereby restricted to use for single-family residential dwellings (with a density not to exceed one single-family unit per lot) unless a change in use is authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above, said restriction to be effective for the same period of time as the Riverchase Residential Covenants.
7. Said property conveyed by this instrument shall be limited to the development of a single-family residential home with a minimum of 2,800 square feet of finished floor space for a single story home and a minimum of 3,000 square feet of finished floor space for a multi-story home, unless otherwise authorized pursuant to Riverchase Residential Covenants, as described in paragraph 5 above.

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TO HAVE AND TO HOLD, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, her heirs and assigns.

The said Grantors covenant and agree with the said Grantee that they are seized of an indefeasible estate in fee simple of said property, and that the Grantors have the lawful right to sell and convey the same in fee simple; that the said property is free from encumbrances, and that the Grantors will forever warrant and defend the title to the same and the possession thereof unto the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this the day, month and year first hereinabove written.

Charles J. Schroeder (SEAL)
CHARLES J. SCHROEDER

Regina G. Schroeder (SEAL)
REGINA G. SCHROEDER

STATE OF ALABAMA
COUNTY OF Wilcox

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CHARLES J. SCHROEDER and REGINA G. SCHROEDER, husband and wife, whose names 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 the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND SEAL on this the 4th day of June, 1999.

Heaven G. Schieff
Notary Public
My Commission Expires: 9-4-99

This Instrument Was Prepared By:
GAMBLE, GAMBLE, CALAME & WILSON, L.L.C.
Attorneys at Law
Post Office Box 345
Selma, Alabama 36702-0345

[The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.]

GRANTEE'S ADDRESS:

✓ 1186 Country Club Circle
Birmingham, AL 35244

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