



20040806000443090 Pg 1/4 30.00
Shelby Cnty Judge of Probate, AL
08/06/2004 12:43:00 FILED/CERTIFIED

This instrument was prepared by:

SEND TAX NOTICE TO:

**Judith S. Crittenden
CRITTENDEN · MARTIN
Attorneys at Law
813 Shades Creek Parkway
Suite 210
P O Box 531207
Birmingham, AL 35253**

**William Robert Dexheimer
1104 Water Edge Court
Birmingham, AL 35244**

State of Alabama

)

)

Jefferson County

)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **William R. Dexheimer, an unmarried man, and Lisa Paul Dexheimer, an unmarried woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **William R. Dexheimer** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the NW 1/4 of Section 35, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of Section 35, thence South, along the west line of said section 1,521.01 feet; thence 90 degrees 00' 00" left, 1,447.78 feet to the point of beginning; thence 103 degrees 56' 42" left, 264 feet, more or less to the 419.00 foot contour elevation (mean sea level datum); thence in a Southeasterly, Northeasterly, Easterly, Southeasterly, Southwesterly direction 1,112 feet, more or less along said 419.00 foot contour to a point; thence leaving said contour S 36 degrees 52' 00" W, 80 feet, more or less to a point; thence 19 degrees 41' 00" left, 115.16 feet; thence 09 degrees 26' 00" left 194.95 feet to the right-of-way of proposed road; thence 113 degrees 32' 00" right, tangent to a curve to the left, said curve having a central angle of 10

degrees 25' 42" and a radius of 504.55 feet; thence along the arc of said curve and proposed right-of-way 91.83 feet to a curve to the left, said curve having a central angle of 64 degrees 13' 18" and a radius of 130.00 feet; thence along the arc of said curve and proposed right-of-way 145.71 feet; thence 51 degrees 32' 40" from tangent to tangent leaving said proposed right-of-way to a curve to the right, said curve having a central angle of 65 degrees 59' 59" a radius of 150.00 feet; thence 172.79 feet along the arc of said curve; thence 88 degrees 45' 39" left, to tangent of said curve, 184.83 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to:

Taxes for 1996.

Agreement with Alabama Power Company recorded in Real 126, page 130, in the Probate Office of Shelby County, Alabama.

Restrictions, Covenants and Restrictions regarding Alabama Power Company, appearing of record in Real 117, page 615, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Vol. 312, page 279 and Vol. 127, page 140, in the Probate Office of Shelby County, Alabama.

Subject to the modification specifically provided in subparagraph (a), 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 Misc. Book 14, beginning at page 536, as amended by Amendment No. 1 recorded in Misc. Book 17, beginning at page 550, in the office of the Judge of Probate of Shelby County, Alabama, (a) Sections 12.20 and 12.21 of said Declaration shall not apply to GRANTEE herein.

Restrictions and Reservations, appearing of record in Vol. 312, page 279, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

This conveyance was made pursuant to the Final Judgement of Divorce entered October 9, 2003 in the Circuit Court of Shelby County, Alabama, Civil Action No. DR 2001-750 GDR and is subject to a first mortgage lien which the grantee herein hereby agrees to assume and timely pay.

Elizabeth D Welch

 Notary Public NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 My Commission Expires: Nov 15, 2007
 ISSUED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lisa Paul Dexheimer**, whose name 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of December, 2003.

Frances Marie Lunello
Notary Public
My Commission Expires: 9/6/2004

Value

10,000.00