

This instrument prepared by:  
JOHN L. HARTMAN, III  
P. O. Box 846  
Birmingham, AL 35201

Send Tax Notice To:

20080521000207120 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/21/2008 10:57:12AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA )

JEFFERSON COUNTY )

20080520000685210 1/2  
**Bk: LR200806 Pg:12738**  
**Jefferson County, Alabama**  
I certify this instrument filed on  
05/20/2008 02:16:05 PM D  
Judge of Probate- Alan L. King

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Seventy-five Thousand and no/100 (\$75.00) Dollars to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned G & I IV BARRINGTON, LLC, a Delaware limited liability company (herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto CHACE LAKE RESIDENTIAL, LLC, (herein referred to as Grantee), the following described real estate, situated in Jefferson County, Alabama, to-wit:

A parcel of land located in the Northeast ¼ of the Northwest ¼ of Section 24, Township 19 South, Range 3 West, Jefferson County, Alabama, being more particularly described as follows:

From the Northeast corner of said Northwest ¼, looking West along the North line of said Northwest ¼, turn an angle to the left of 62°48'00" and run Southwesterly for a distance of 658.60 feet; thence 29°03'00" right, in a Southwesterly direction, a distance of 165.97 feet to the POINT OF BEGINNING; thence 82°06'18" right, in a Northwesterly direction, a distance of 51.69 feet to a point on the Southeast right-of-way line of Lorna Road (Old Montgomery Highway); thence 101°16'27" left, in a Southwesterly direction along said right-of-way line, a distance of 357.62 feet; thence 89°20'58" right, in a Northwesterly direction along said right-of-way line, a distance of 28.41 feet; thence 90°45'28" left, in a Southwesterly direction along said right-of-way line, a distance of 72.39 feet to the beginning of a curve to the right, said curve having a radius of 949.39 feet and a central angle of 05°09'42"; thence along arc of said curve, in a Southwesterly direction along said right-of-way line, a distance of 85.53 feet to end of said curve; thence leaving said right-of-way line, 90°00'00" left, from tangent of said curve and in a Southeasterly direction, a distance of 55.18 feet; thence 99°08'06" left in a Northeasterly direction, a distance of 203.29 feet; thence 07°38'59" right, in a Northeasterly direction, a distance of 115.47 feet; thence 09°06'03" right, in a Northeasterly direction, a distance of 195.35 feet to the POINT OF BEGINNING.

Less and except any portion lying within a road right of way.

SUBJECT TO: (1) Current taxes; (2) Restrictions appearing of record in Real Vol. 714, Page 535; amended by agreement dated May 18, 1983 recorded in Real Volume 2430, page 493 and agreement dated October 2, 1984 recorded in Real Volume 2982, page 595 in the Probate Office of Jefferson County, Alabama; (3) Right of Way granted to Alabama Power Company by instrument recorded in Bess. Vol. 389, Page 519 in the Probate Office of Jefferson County, Alabama; (4) Easement to Chace Lake Country Club, as recorded in Birmingham Real Vol. 714, Page 456, in the Probate Office of Jefferson County, Alabama; (5) Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) as recorded in Real Vol. 1236, page 881 as amended by amendment No. 1 recorded in Real Vol. 1294, Page 30 as amended by amendment No. 2 recorded in Real Vol. 1437, Page 570, in the Probate Office of Jefferson County, Alabama; (6) Restrictions relating to use as a multi-family development and related uses as set forth in deed from The Harbert Equitable Joint Venture to Chace Lake Properties, L.P. recorded in Instrument No. 9412/7976.

Grantor hereby restricts the use of this property to an access for a single family residential development with commercial use along US Highway 31 just North and South of Date Drive. In no event shall property be used to provide access to an apartment complex. This restriction shall remain in effect for twenty (20) years.

Seller to pay taxes due October 1, 2008.

TO HAVE AND TO HOLD TO THE SAID GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal this the 8<sup>th</sup> day of May, 2008.

G & I IV BARRINGTON, LLC

BY: Jean Marie Apruzzese (Seal)

STATE OF New York  
COUNTY OF New York

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean Marie Apruzzese, whose name as V. President of G & I IV BARRINGTON, LLC, a Delaware limited liability company, 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, 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 this 8<sup>th</sup> day of May, 2008.

My Commission Expires:

9/22/2011

Stella Lee-Montes  
Notary Public

