

THIS INSTRUMENT PREPARED BY:
Philip F. Hutcheson
Boardman, Carr, Hutcheson & Bennett, P.C.
400 Boardman Drive
Chelsea, Alabama 35043

SEND TAX NOTICE TO:
City of Hoover
100 Municipal Drive
Hoover, Alabama 35216

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of a gift and donation of below described real estate, to the CITY OF HOOVER, an Alabama municipality (hereinafter referred to as Grantee), the receipt and sufficiency of which are hereby acknowledge, RIVERCHASE RESIDENTIAL ASSOCIATION (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama:

Part of the North 1/2 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Beginning at the Northwest corner of Lot 1, Hoover Fire Station Riverchase West, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 8 page 58, run in a Northeasterly direction along the Northerly line of said Lot 1 for a distance of 150.08 feet to an existing iron pin, being the most Northerly corner of said Lot 1 and being on the West right of way line of Old Montgomery Highway; thence turn an angle to the left of 92 deg. 27 min. 39 sec. and run in a Northerly direction along the West right of way line of said Old Montgomery Highway for a distance of 192.98 feet to a point of intersection with the Southeast right of way line of Parkway West and being on a curve, said curve being concave in a Southeasterly direction and having a central angle of 58 deg. 30 min. 29 sec. and a radius of 150.0 feet; thence turn an angle to the left (129 deg. 22 min. 17 sec. to the chord line of said curve) and run in a Southwesterly and Southerly direction along the curved right of way line of said Parkway West for a distance of 153.17 feet to the point of ending of said curve; thence run in a Southerly direction along the East right of way line of said Parkway West and along the line tangent to the end of said curve for a distance of 100.45 feet, more or less, to the point of beginning.

Note: The preparer of this deed has not researched the title to subject property.

Such land is conveyed subject to the following:

1. Use of the property is restricted to public purposes only.
2. The property is subject to the Riverchase Residential Association architectural guidelines in effect.
3. The City may use any of the property for road or road right of way without seeking additional permission from the Riverchase Residential Association Board of Directors.
4. Any clearing of the property or construction of any structure would require approval of the Riverchase Residential Association Board of Directors.
5. Subject to restrictions and easements of record.
6. Subject to ad valorem taxes of record due October 1, 2009.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.



20090914000349490 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
09/14/2009 08:32:05 AM FILED/CERT

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed by its duly
authorized officer effective on this 3 day of Sept., 2009.

Riverchase Residential Association

By: Susan J. Laing
Its: RRA President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Susan J. Laing, whose name as President
of Riverchase Residential Association, 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
Association.

Given under my hand and official seal this 3rd day of September,
2009.

Gloria J. Darby
Notary Public
My commission expires: 2/19/13