

(Name) L. S. Evins
(Address) Building # 17, Office Park Circle
Birmingham, Alabama

19810429000047290 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/29/1981 00:00:00 FILED/CERTIFIED

Partnership Form Warranty Deed

1007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of Fifty-seven thousand six hundred (\$57,600.00) DOLLARS,

to the undersigned grantor, Altadena Manor, LTD a limited partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Larry P. Loggins, a single man.

(Herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby county, Alabama to-wit:

Lot C Block 2 according to the survey of Riverwood, First Sector, as recorded in Map Book 8, page 49, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/106's interest in the common area as defined in the declarations recorded in miscellaneous volume 39, page 880.

Fifty-seven thousand six hundred (\$57,600.00) of the above recited consideration was paid from the proceeds of a purchase money first mortgage loan from Larry P. Loggins, a single man, to United Federal Savings and Loan, executed simultaneously herewith.

Subject to the following: described on "Exhibit A" attached hereto and made a part hereof and incorporated herein by reference.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

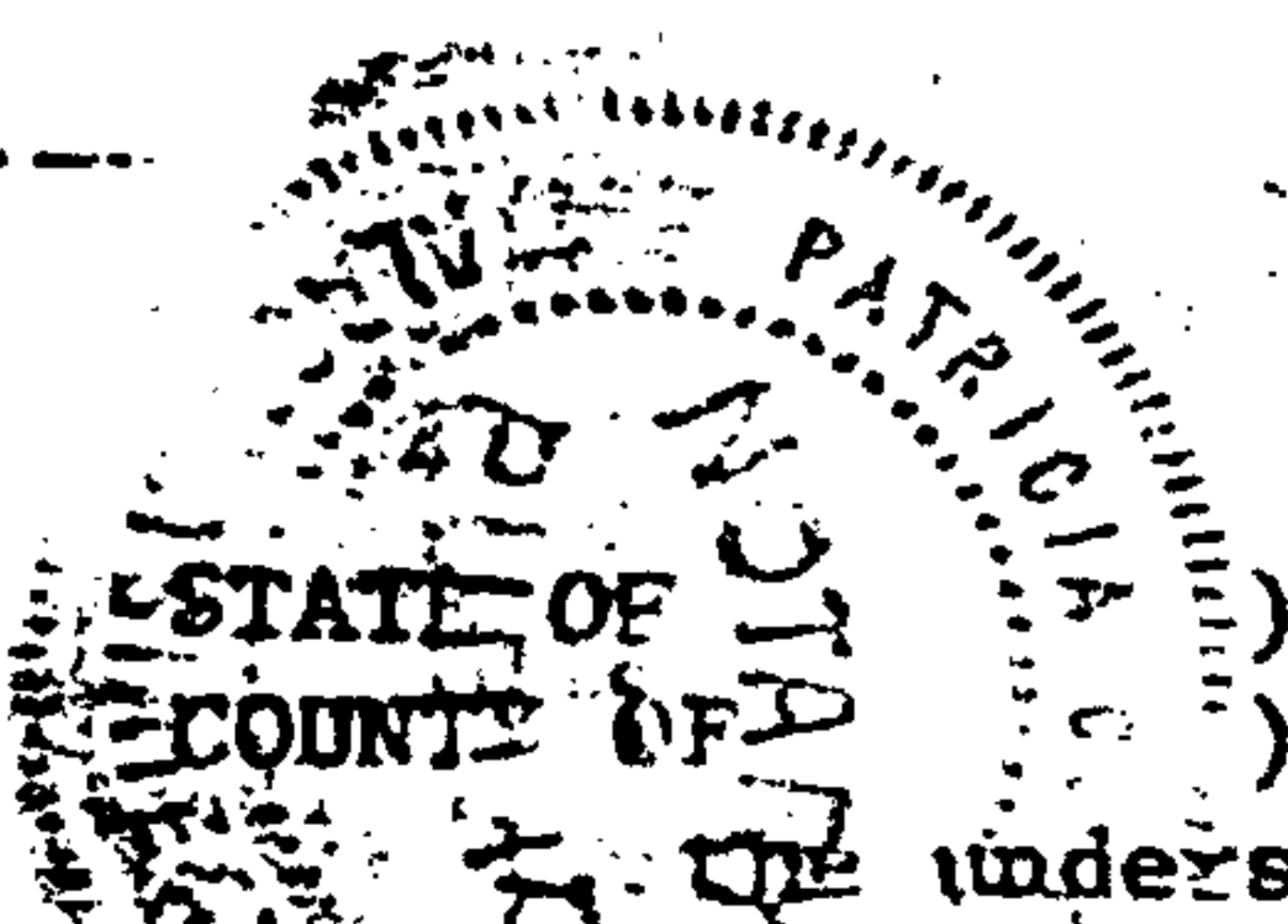
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its general partner(s), who is (are) authorized to execute this conveyance, hereto set its signature and seal,

his 28th day of April, 19 81.

By _____
General Partner

Altadena Manor, Ltd.
By Gibson-Anderson-Evins, Inc.
General Partner
By L. S. Evins, III
its Vice-President
L. S. Evins, III



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. S. Evins, III whose name as President of Gibson-Anderson-Evins, Inc., a corporation as General Partner of Altadena Manor, Ltd. 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, acting in its capacity as General Partner as aforesaid.

Given under my hand this the 28 day of April, 19 81.

United Federal Savings & Loan
P. O. Box 618
Alabaster, Alabama 35007
MY COMMISSION EXPIRES DECEMBER 30, 1981

Notary Public

MY COMMISSION EXPIRES DECEMBER 30, 1981

Harry P. Hoggins
09-020100-100-20

"Exhibit A"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.
3. Taxes due in the year 1981 which are a lien but not due and payable until October 1, 1981.
4. Easement and building line as shown by recorded map.
5. All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.
6. Right of way to Alabama Power Company recorded in Volume 220, page 43; Volume 266, page 741; Volume 247, page 422 and Volume 279, page 387 in the Probate Office of Shelby County, Alabama.
7. Right of way to South Central Bell recorded in Volume 277, page 219 and Volume 277, page 442, in said Probate Office.
8. Restrictions contained in Misc. Volume 39, page 880, in said Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1981 APR 29 PM 10:47

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec. 3.00
Ind. 1.00
4.00

See mtg. 411-849



United Federal Savings & Loan
P. O. Box 603
Alabaster, Alabama 35007