

(Address) ng #17, Office Park Circle
Birmingham, Alabama



19810821000091130 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/21/1981 00:00:00 FILED/CERTIFIED

Partnership Form Warranty Deed

67s-

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of Sixty-three thousand & seven hundred fifty (63,750.00) 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

Janet H. Bull, a single woman

(Herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Forty three thousand seven hundred dollars (\$43,700.00) of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed

Lot D, Block 3, 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.

SUBJECT TO THE FOLLOWING:

SEE ATTACHMENT

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) authorize to execute this conveyance, hereto set its signature and seal,

his 21st day of August, 19 81.

Altadena Manor, Ltd.

By Gibson-Anderson-Evins, Inc.

General Partner

By L. S. Evins, III
its Vice-President

STATE OF Alabama)

COUNTY OF Shelby)

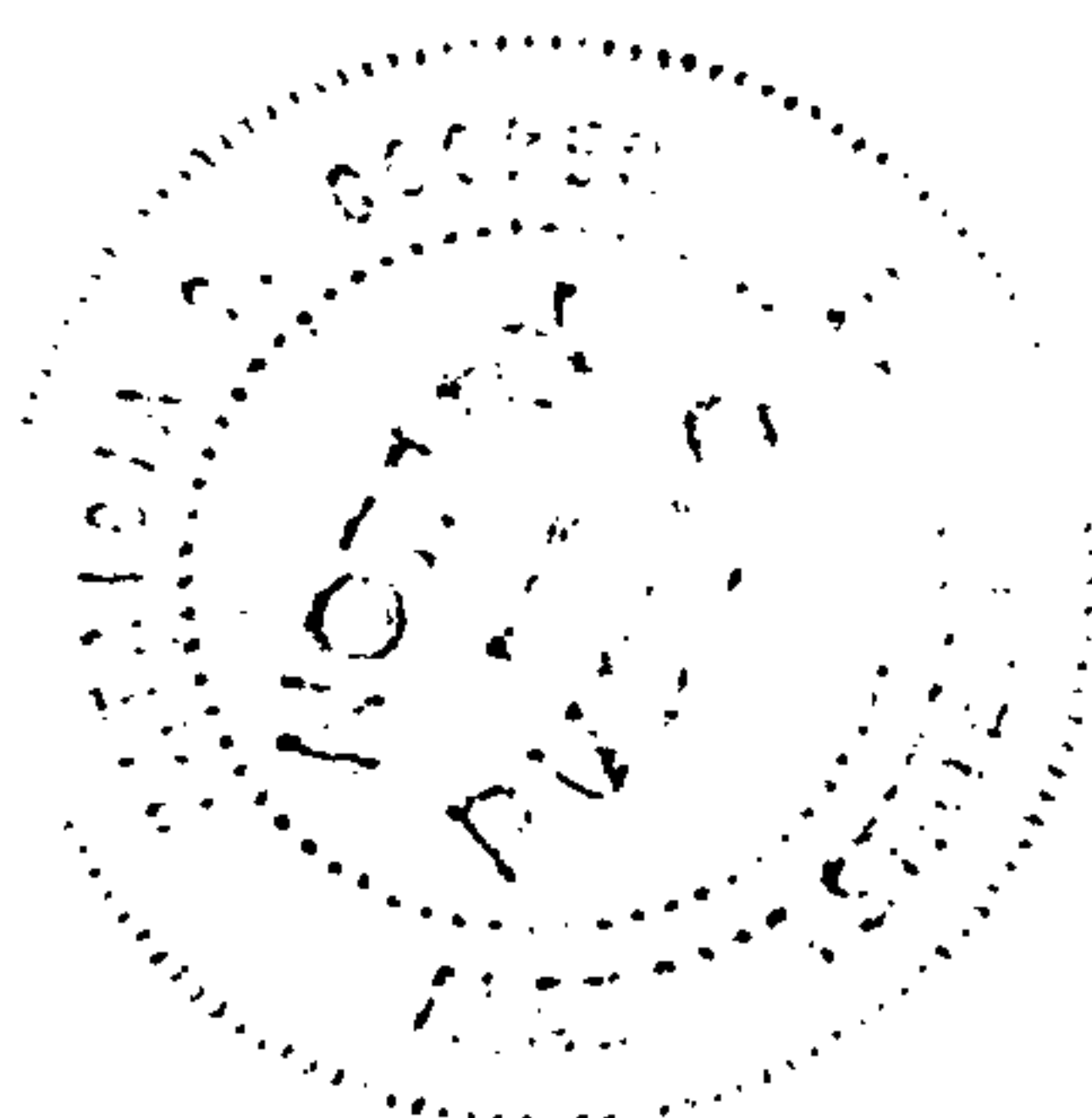
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. S. Evins, III whose name as President of Gibson-Anderson-Evins, Inc., a corporation as General Partner of Altadena Manor, Ltd., is signed to the foregoing conveyance, and who is known to me, acknowledged 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 21 day of August, 19 81.

My commission expires December 30, 1981.

Patricia G. Cooper
Notary Public

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



11-00008-4

35 foot building line as shown by recorded map.

20 foot easement thru lot, 10 foot easement on rear as shown by recorded map.

All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

Right of way to South Central Bell recorded in Volume 277, page 219 and Volume 277, page 442 in the Probate Office of Shelby County, Alabama. 334-20

Restrictions recorded in Misc. Volume 39, page 880; Misc. Volume 40, page 658 and Misc. Volume 40, 659 in said Probate Office.

Right of way to Alabama Power Company recorded in Volume 333, page 700 in said Probate Office.

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FORM 3382
JUN 8 1981

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

1981 AUG 21 AM 11:38

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 20.00 Sec mty. 414-931
Rec. 3.00
Ind. 1.00
24.00

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