

Partnership Form Warranty Deed



19811021000112130 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
10/21/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Shelby)

That in consideration of Sixty Thousand one hundred-fifty (\$60,150.00) 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 Robert L. Harris, a single man and Janet G. Frew, a single woman

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

Lot F Block 5 according to the survey of Riverwood, Second Sector as recorded in Map Book 8, page 65 in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106 interest in the common area as set forth in Declaration recorded in Mis Vol. 39, page 880.

Fifty four thousand dollars (\$54,000.00) of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

FOR EXCEPTIONS SEE ATTACHED

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, s, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises at they are free from all encumbrances, that it has a good right to sell and convey the same aforesaid, and that it will, and its successors and assigns shall warrant and defend the me to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the wful 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,

is 1 day of October, 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 1st day of October, 19 81.

Patricia D. Cooper
Notary Public

MY COMMISSION EXPIRES DECEMBER 30, 1981



BOOK 335 PAGE 319

11-000145-3

Taxes due in the year 1981 which are a lien but not due and payable until October 1, 1981.

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 334, page 207, in the Probate Office of Shelby County, Alabama.

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

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

BOOK 335 PAGE 320

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

1981 OCT -2 PM 2:52

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 6.50
Rec. 3.00
Ind. 1.00

10.50

See Mtg. 415- 955