

Partnership Form Warranty Deed

Prepared by Lucius Evins

Gibson-Anderson-Evins, Inc.

STATE OF ALABAMA)

COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Fifty Eight Thousand Two Hundred Thirty (\$58,230.00) 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 Karl Michael Richards

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

Lot B 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 interest in the
common area as set forth in Declaration recorded in
Mis Book 39, page 880.

\$55,300.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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,
his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises
and that 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
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
execute this conveyance, hereto set its signature and seal,

on 1st day of March, 1982.

Altadena Manor, Ltd.
By Gibson-Anderson-Evins, Inc.
General Partner

By *L. S. Evins, III*
Its President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

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 March, 1982.

Mary C. Baker
Notary Public

My Commission Expires July 19, 1984

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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.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 MAR -4 AM 10:35

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed	3.00
Rec.	3.00
Incl.	1.00
	<hr/>
	7.00

See mtg. 418-729