

Lech Switalski

1510

2929 Riverwood Terrace

Birmingham, Alabama 35243

NAME: Charles A. J. Beavers, Jr.
 813 Shades Creek Parkway
 ADDRESS: Birmingham, Alabama 35209

Form 1-14

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
 COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand Five Hundred (\$60,500.00) DOLLARS,

to the undersigned grantor. Gibson-Anderson-Evins, Inc. a corporation.
 in hand paid by Lech Switalski

the receipt of which is hereby acknowledged, the said Gibson-Anderson-Evins, Inc.

does by these presents, grant, bargain, sell and convey unto the said Lech Switalski

the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$45,300.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said Lech Switalski, his

heirs and assigns forever.

And said Gibson-Anderson-Evins, Inc.
 and assigns, covenant with said Lech Switalski, his

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, 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 Lech Switalski, his

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Gibson-Anderson-Evins, Inc. by its

President, L. S. Evins III

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 28th day of March, 19 84.

GIBSON-ANDERSON-EVINS, INC.

ATTEST:

By L. S. Evins III
 L. S. Evins III President

Secretary

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Charles A. J. Beavers, Jr. 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, 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 corporation.

Given under my hand and official seal, this the 28th day of March, 19 84.

CHARLES A. J. BEAVERS, JR.
 ATTORNEY AT LAW
 813 Shades Creek Pkwy Suite 253
 BIRMINGHAM, AL 35209

Notary Public

EXHIBIT "A"

Lot A, Block 19, according to the Amended Survey of Riverwood, Fourth Sector, as recorded in Map Book 8, page 136, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, page 880.

SUBJECT TO:

1. Current taxes.
2. 10 foot easement rear and west and 26 foot easement middle of lot and 5 foot easement on front as shown by recorded map.
3. 25 foot building line as shown by recorded map.
4. Right of way with Alabama Power Company recorded in Vol. 345, page 661, in said Probate Office.
5. Restrictions contained in Misc. Volume 48, page 281, and Misc. Vol. 39, page 880, in said Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Vol. 48, page 278, in said Probate Office.
7. Right of way with South Central Bell recorded in Vol. 343, page 941, in said Probate Office.
8. Mineral and mining rights and rights incident thereto as recorded in Volume 327, page 907, in said Probate Office.
9. Additional easements, restrictions, rights-of-way, and reservations of record, if any.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Pgs. 445-854
1984 MAR 30 AM 8:49

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

Need Tax 15.50
Rec. 3.00
Ind. 1.00
19.50