

THIS INSTRUMENT PREPARED BY:

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

Send Tax Notice To:

David R. Lowery and Deborah G. Lowery  
4853 Riverwood Place  
Birmingham, Alabama 35243

CORPORATION WARRANTY DEED  
 JOINT WITH SURVIVORSHIP

**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

**State of Alabama**

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of  
 Sixty-three Thousand Nine Hundred and no/100-----Dollars (\$63,900.00)  
 to the undersigned grantor, Altadena Manor, Ltd., a partnership,  
In hand paid by David R. Lowery and Deborah G. Lowery  
 the receipt whereof is acknowledged, the said Altadena Manor, Ltd., a partnership,  
 does by these presents, grant, bargain, sell, and convey unto the said David R. Lowery and Deborah G. Lowery  
 as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot E, Block 7, 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 1/106th interest in the common area as  
 set forth in the Declarations recorded in Misc. Volume 39, page  
 880.

SUBJECT TO items set forth on reverse.

\$60,700.00 of the above purchase price was paid from a mortgage  
 loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said David R. Lowery and Deborah G. Lowery  
 as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to  
 this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the  
 grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to  
 the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein  
 shall take as tenants in common.

And said Altadena Manor, Ltd. does for itself, its successors

and assigns, covenant with said David R. Lowery and Deborah G. Lowery, 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 David R. Lowery and Deborah G. Lowery, their

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

IN WITNESS WHEREOF, The said Altadena Manor, Ltd.

signature by L. S. Evins III as President of Gibson-Anderson-Evins,  
Inc., a corporation, as General Partner,  
who is duly authorized, and has caused the same to be attested by its Secretary,  
 on this 30th day of October, 1984.

ALTADENA MANOR, LTD.

By: GIBSON-ANDERSON-EVINS, INC.

ATTEST:

Secretary.

By L. S. Evins III President

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COPY 7111 KRM

CHARLES A. J. BEAVERS, JR.  
ATTORNEY AT LAW  
819 Shades Creek Pkwy Suite 203  
BIRMINGHAM, AL 35209

TO

CORPORATION

# WARRANTY DEED

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

## State of Alabama

JEFFERSON COUNTY;

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, as General Partner of Altadena Manor, Ltd., a partnership, is signed to the foregoing conveyance, and who is known to me, acknowledge 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 partnership.

Given under my hand and official seal, this the 30th day of October, 1984

*Charles A. J. Beavers, Jr.*  
Notary Public

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### TITLE TO SUBJECT PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Current taxes.
2. 20 foot easement on rear as shown by recorded map.
3. 25 foot building line as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Vol. 335, page 932, in said Probate Office.
5. Restrictions contained in Misc. Volume 42, page 400, and Misc. Volume 39, page 880, in said Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Vol. 42, page 396, in said Probate Office.
7. Right of way to South Central Bell recorded in Vol. 334, page 207, in said Probate Office.
8. Mineral and mining rights and rights incident thereto as recorded in Volume 327, page 906, in said Probate Office.
9. Other easements, restrictions, rights-of-way, and reservations of record.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
007-333  
1984 NOV -2 AM 11:06

*Thomas P. [Signature]*  
JUDGE OF PROBATE

### RECORDING FEES

Mortgage Tax	\$	
Deed Tax		350
Mineral Tax		
Recording Fee		500
Index Fee		100
TOTAL	\$	950