

THIS INSTRUMENT PREPARED BY:  
Charles A. J. Beavers, Jr.  
NAME: Bradley, Arant, Rose & White  
813 Shades Creek Parkway, Suite 203  
ADDRESS: Birmingham, Alabama 35209

Send Tax Notice To:  
Michael J. Brown & Angela L. Schaffer  
3069 Riverwood Terrace  
Birmingham, Alabama 35243

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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-NINE THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS

to the undersigned grantor, Altadena Manor, Ltd., a Limited Partnership,  
~~incorporation~~ in hand paid by Michael J. Brown and Angela L. Schaffer,  
the receipt whereof is acknowledged, the said Altadena Manor, Ltd., a Limited Partnership,

does by these presents, grant, bargain, sell, and convey unto the said Michael J. Brown and  
Angela L. Schaffer,

as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot F, Block 14, according to the Survey of Riverwood, Fifth Sector, as  
recorded in Map Book 8, Page 121, in the Probate Office of Shelby County, Alabama,  
together with an undivided 1/106 interest in the common area set forth in  
Declaration recorded in Misc. Volume 38, Page 880, in said Probate Office.

#### SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1985.
2. 25' building line as shown by recorded map.
3. 10' easement rear and 5' easement front as shown by recorded map.
4. Mineral and mining rights and rights incident thereto as recorded in  
Volume 327, Page 906 in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company as recorded in Volume 356, Page 31  
in said Probate Office.
6. Right of way to South Central Bell as recorded in Volume 334, Page 207 and  
Real Volume 12, Page 172 in said Probate Office.
7. Restrictions as recorded in Misc. Volume 39, Page 880, and Misc. Volume 56,  
Page 312 in said Probate Office.

(Continued on Reverse)

TO HAVE AND TO HOLD Unto the said Michael J. Brown and Angela L. Schaffer,  
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., a Limited Partnership, does for itself, its successors  
and assigns, covenant with said Michael J. Brown and Angela L. Schaffer, 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 Michael J. Brown and Angela L. Schaffer, their  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Altadena Manor, Ltd., a Limited  
Partnership, By Gibson-Anderson & Evins, Inc., as General  
Partner, has hereunto set its  
signature by L.S. Evins, III its President,  
who is duly authorized, and has caused the same to be attested by its Secretary,  
on this 1st day of August, 1985.

ATTEST:

ALTADENA MANOR, LTD., A LIMITED PARTNERSHIP  
BY: GIBSON, ANDERSON & EVINS, INC., as  
General Partner

By [Signature] Its ~~XX~~ President

Secretary.

(\$66,000.00 of the purchase price was paid from a mortgage loan closed  
simultaneously with delivery of this deed.)

CHARLES A. J. BEAVERS, JR.  
ATTORNEY AT LAW  
ONE SHADOCK STREET, 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

SHELBY

COUNTY;

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that L.S. Evins, III, a corporation, whose name as President of the Gibson, Anderson & Evins, Inc., as General Partner of Altadena Manor, Ltd., a Limited 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 corporation. for said partnership.

Given under my hand and official seal, this the 1st day of August, 1985.

*Karen M. Horton*  
Notary Public

(CONTINUED FROM FRONT)

### SUBJECT TO:

8. Agreement with Alabama Power Company as recorded in Misc. Volume 56, Page 313 in said Probate Office.
9. Easements, restrictions and rights-of-way of record.

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

1985 AUG -5 AM 10:34

*Thomas A. J. Beavers, Jr.*  
JUDGE OF PROBATE

### RECORDING FEES

|               |    |      |
|---------------|----|------|
| Mortgage Tax  | \$ |      |
| Deed Tax      |    | 3 50 |
| Mineral Tax   |    |      |
| Recording Fee |    | 5 00 |
| Index Fee     |    | 1 00 |
| TOTAL         | \$ | 9 50 |