

55326

SEND TAX NOTICE TO.

(Name) John E. Fabbrini
502 Gables Drive
(Address) Birmingham, AL 35244
#10-9-30-0-001-004.09

This instrument was prepared by

669

(Name) Wade W. Gentry, III
110 Office Park Drive Suite 210
(Address) Birmingham, Alabama 35221
Form TICOH 5300 1-84
CORPORATION FORM WARRANTY DEED-TICOH TITLE INSURANCE

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand Nine Hundred and no/100-----DOLLARS,

to the undersigned grantor, RIVERCHASE PROPERTIES, an ALABAMA GENERAL PARTNERSHIP in hand paid by

John E. Fabbrini
the receipt of which is hereby acknowledged, the said

RIVERCHASE PROPERTIES
does by these presents, grant, bargain, sell and convey unto the said
John E. Fabbrini

the following described real estate, situated in SHELBY COUNTY, ALABAMA

The Property conveyed hereby is described on EXHIBIT "A" attached hereto and made a part hereof.

\$ 44,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said John E. Fabbrini,
his heirs and assigns forever.

And said RIVERCHASE PROPERTIES, an ALABAMA GENERAL PARTNERSHIP does for itself, its successors and assigns, covenant with said John E. Fabbrini, his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 John E. Fabbrini, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said RIVERCHASE PROPERTIES
PARTNER, SOUTHWOOD PARK ESTATES, INC.,
has hereto set its signature and seal, this the 20th day of February, 1986
ATTEST: RIVERCHASE PROPERTIES, an ALABAMA GENERAL PARTNERSHIP
by: SOUTHWOOD PARK ESTATES, INC., PARTNER

By *E. C. Gardner*
E. C. Gardner Its Vice President

STATE OF }
COUNTY OF }

I, _____ a Notary Public in and for said County, in
said State, hereby certify that
whose name as _____ President of
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 _____ day of _____, 19____
Land Title

BOOK 063 PAGE 954

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that E.C. Gardner, whose name as Vice President of Southwood Park Estates, Inc. a corporation as Partner of Riverchase Properties, an Alabama General Partnership, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said deed, 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 Partner as aforesaid.

Given under my hand and seal on this 20th day of February, 1986


NOTARY PUBLIC

EXHIBIT "A"

Unit 502 Building 5, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340, and amended in Real 59, page 19 and By-Laws amended in Real Volume 50, page 325, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book 9, page 135 in the Probate Office of Shelby County, Alabama.

due in the year 1986 which are a lien but not due and payable until October 1st, 1986.

Easement on rear; 50' easement on rear and 25' easement on northeast corner on rear shown by recorded map. All easements are for the purpose of sanitary sewer access.

eral and mining rights and rights incident thereto recorded in Volume 4, page 464 and Volume 127, page 140, in the Probate Office of Shelby County, Alabama.

reement with Blue Cross-Blue Shield recorded in Misc. Book 19, page 690, in said Probate Office.

claration of protective covenants, agreements, easements, charges and liens for Riverchase (business) recorded in Misc. Book 13, page 50 as amended by Amendment No. 1 in Misc. Book 15, page 189 and further amended by Amendment No. 2 recorded in Misc. Book 19, page 633, in said Probate Office.

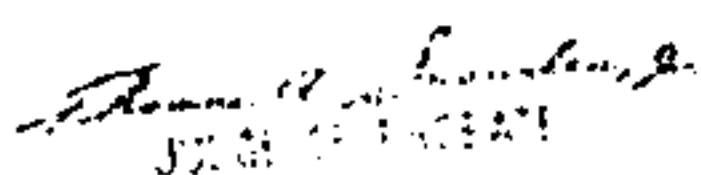
om #6 in deed recorded in Deed Book 331, page 757 to wit: Said property conveyed by this instrument is hereby restricted to use as a multi-family development and related uses with density not to exceed twelve (12) units per acre as defined in the Riverchase Architectural Committee Development Criteria for Planned Multi-Family (PR-2) District of Riverchase dated April 11, 1980 unless a change in use is authorized pursuant to the Riverchase Business Covenants as described in paragraph 5 in deed, said restrictions to be effective for the same period of time as the Riverchase Business Covenants.

ight of way to Alabama Power Company recorded in Volume 347, page 472, in said Probate Office.

orm and conditions as set forth in the Declaration of Condominium, By-Laws and Amendments recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340, and by Real Volume, page and By-Laws amended in Real Volume 50, page 325 in said Probate Office.

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

1986 MAR 13 AM 9:03


NOTARY PUBLIC

1. Deed Tax \$ 4.00
2. Mtg. Tax 5.00
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 10.00