

THIS INSTRUMENT PREPARED BY:
Charles A. J. Beavers, Jr.
NAME: Bradley, Arant, Rose & White
1400 Park Place Tower
ADDRESS: Birmingham, Alabama 35203

Send Tax Notice To:
Avice Jean Carr
3012 Riverwood Terrace
Birmingham, Alabama 35243

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY THOUSAND AND NO/100 DOLLARS...

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Jimmy D. Fordham and wife, Janie H. Fordham,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Avice Jean Carr,

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot D, Block 9, according to the Amended Map of Riverwood, 7th Sector,
as recorded in Map Book 9, Page 81, 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. Book 39, Page 880, in
said Probate Office.
Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1988.
2. 25-foot building set back line from Riverwood Terrace, as shown on recorded map of said subdivision.
3. Easement of varying width over the South line, 10-foot utility easement over the North, and 20-foot utility easement across said lot as shown on recorded map.
4. Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens as recorded in Misc. Book 39, Page 880, in Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company as recorded in Real Record 034, Page 819, in Probate Office.

(CONTINUED ON REVERSE)

(\$63,000.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 25th day of May, 19 88.

_____(Seal)
_____(Seal)
_____(Seal)

Jimmy D. Fordham (Seal)
Janie H. Fordham (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy D. Fordham and wife, Janie H. Fordham, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, A. D., 19 88.

[Signature]
Notary Public.

(CONTINUED FROM FRONT)

SUBJECT TO:

6. Easements as to underground cables, as recorded in Real Record 034, Page 822, in Probate Office.
7. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 220, Page 43; and Real Record 037, Page 243, in Probate Office.
8. Agreement regarding sewer service between Lankford Investment Company, Ltd., and Altadena Forest Apartments, a partnership, recorded in Misc. Book 36, Page 549, in Probate Office.
9. Mineral and mining rights not owned by grantors, it being the intention of grantors to convey only such mineral and mining rights as they might own without warranty.

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

88 MAY 27 AM 9:19

Thomas W. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 7.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	13.00

BOOK 186 PAGE 448

RETURN TO

TO

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

Judge of Probate

THIS FORM IS FURNISHED BY
ALABAMA TITLE CO., INC.

2233 SECOND AVE. NO.
BIRMINGHAM, ALABAMA 35203

(Rev'd 6-76)