

This instrument was prepared by

19810505000049580 Pg 1/1 .00

(Name) Leonard J. Palumbo
(Address) P.O. Box 20609 Birmingham, Ala. 35216

19810505000049580 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/05/1981 00:00:00 FILED/CERTIFIED

Partnership Form Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Sixty Nine Thousand and No/100----- DOLLARS,

to the undersigned grantor, Altadena Manor, Ltd. a Limited partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Leonard J. Palumbo

(Herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Lot A, Block 3, According to the Survey of Riverwood, First Sector as recorded in Map Book 8, Page 49 in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106's interest in the common area as defined in the declarations recorded in Miscellaneous Volume 39, page 880.

Subject to easements, restrictions, agreements and rights of way of record.

\$65,550.00 of the purchase price recited above 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its general partner(s), who is (are) authorized to execute this conveyance, hereto set its signature and seal,

this 4th day of May, 19 81.

Broad 3.50
Rec. 1.50
Ind. 1.00
6.00

1981 MAY -5 AM 9:06

By

~~General Partner~~

By

Altadena Manor, Ltd.
Gibson-Anderson-Evins, Inc.
General Partner

By

~~President~~

STATE OF ALABAMA)
COUNTY OF JEFFERSON

I, the undersigned, 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., 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 said conveyance, 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 General Partner as aforesaid.

Given under my hand this the 4th day of May, 19 81.

Notary Public

My Commission Expires July 17, 1983

United Federal Saving & Loan

RIVERCHASE

P.O. Box 20609

BIRMINGHAM, ALABAMA 35216