

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
07/01/1981 00:00:00 FILED/CERTIFIED

(Name) Luke Evins
(Address) Building #17 Office Park Circle
Birmingham, AL 35243

Partnership Form Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Sixty-two Thousand Seven Hundred Fifty (\$62,750.00) 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

Thomas Shelley Kimbrough, Jr., a single man

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

Lot A, Block 1, 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 interest in the common area as defined in the declarations recorded in Misc. Vol. 3, page 880. Subject to the following: described on "Exhibit A" attached hereto and made a part hereof and incorporated herein by reference.

\$56,450.00 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 is, her or their heirs and assigns, that it is lawfully seized in fee simple of said premise 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,

his 30th day of June, 1981.

Altadena Manor, Ltd.

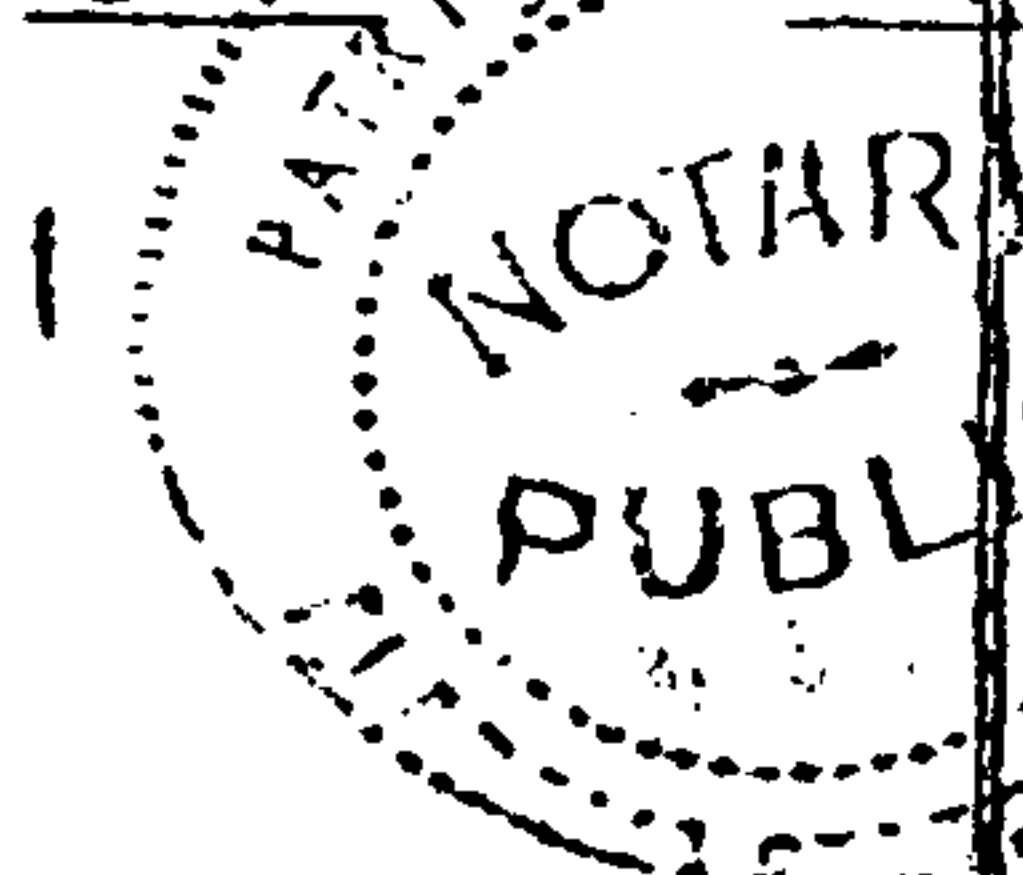
By Gibson-Anderson-Evins, Inc.

General Partner

By L. S. Evins, III
its XXXX-President

STATE OF)
COUNTY OF)

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 30th day of June, 1981.



Patricia A. Cooper
Notary Public

MY COMMISSION EXPIRES, DECEMBER 30, 1981

United Gen. Ins. Co.
P.O. Box 13

09-020 459-83

"EXHIBIT A"

1. Taxes due in the year 1981, which are a lien but not due and payable until October 1, 1981.
2. All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.
3. Right of way to Alabama Power Company recorded in Volume 220, page 43; Volume 266, page 741; Volume 247, page 422, and Volume 279, page 387, in the Probate Office of Shelby County, Alabama.
4. Right of way to South Central Bell recorded in Volume 277, page 219, and Volume 277, page 442, in said Probate Office.
5. Restrictions contained in Misc. Volume 39, page 880, in said Probate Office.

BOOK 333 PAGE 773

1981 JUL -1 AM 11:20

Thomas W. Shouse, Jr.
JUDGE OF PROBATE

See Vol. 413 - 745-
deed tax - 6.50
Rec 3.00
Ord 1.00
10.50