

19810902000095050 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/02/1981 00:00:00 FILED/CERTIFIED

Prepared By: Luke Evins
(Address) Building # 17 Office Park Circle
Birmingham, Al.

Partnership Form Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of Sixty three thousand five hundred (\$63,500.00) 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

Edward T. Anderson, a single man
(Herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Fifty Seven Thousand dollars (\$57,000.00) of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

Lot D, 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's interest in the common area as defined in the declarations recorded in miscellaneous Vol. 39, page 880

SUBJECT TO THE FOLLOWING EXCEPTIONS
SEE EXHIBIT "A"

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 1st day of September, 1981.



STATE OF Alabama)
COUNTY OF Shelby)

Altadena Manor, Ltd.
By Gibson-Anderson-Evins, Inc.
General Partner
its Vice-President
Vice

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl M. Gibson whose name as Vice 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 1st day of September, 1981;

Patricia G. Cooper
Notary Public

United Federal Savings & Loan
444 North Oates St.
P. O. Box 7006
Dothan, Alabama 36302

11-000108-

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EXHIBIT "A"

Taxes due in the year 1981 which are a lien but not due and payable until October 1, 1981.

All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

Right of way to South Central Bell recorded in Volume 334, page 207 in the Probate Office of Shelby County, Alabama.

Restrictions contained in Misc. Volume 39, page 880, and Misc. Volume 40, pages 658 and 659 in the said Probate Office.

Right of way to Alabama Power Company recorded in Volume 333, page 700, in the said Probate Office.

Easement and building line as shown by recorded map.

BOOK 334 PAGE 747

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

1981 SEP -2 PM 3:18

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

See Mtg - 415 - pg. 176
Deed tax - 6⁵⁰
Rec 3⁰⁰
Sub 1⁰⁰
1050