

Canfield
(Address) P.O. Box 20609
Birmingham, Alabama 35216

19810902000095230 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/02/1981 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-Seven thousand five hundred (\$67,500.00) 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 Eula J. McCartney

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

Lot A, Block-4 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,

his 1st day of September, 1981.

Altadena Manor, Ltd.
By Gibson-Anderson-Evins, Inc.
General Partner
By L. S. Evins, III
its 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 1st day of September, 1981.

Notary Public

United Federal Savings & Loan
BIRMINGHAM
P. O. Box 1000
BIRMINGHAM, ALABAMA 35216



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 718

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

1981 SEP -2 AM 9:35

Thomas A. Snowlin, Jr.
JUDGE OF PROBATE

See Mtg. 418-154

deed tax - 35.00

Rec. 3.00

Ind. 1.00

39.00