

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Fifty-eight Thousand Two Hundred Thirty and no/100ths (\$58,230.00) Dollars cash,

to the undersigned grantor, ALTADENA MANOR, LTD., a Limited Partnership, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

✓ JOSEPH TIPTON BRADFORD and KATHARINE R. BRADFORD

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot E Block 2 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 set forth in Declaration recorded in Misc. Book 39, Page 880, in said Probate Office.

Subject, however, to the following exceptions:

1. Taxes due in the year 1982 which are a lien but not due and payable until October 1, 1982.
2. 25' Building line as shown by recorded map.
3. 20' Easement through lot; 10' easement on rear; and 5' easement on northeast side as shown on recorded map.
4. Right of way to South Central Bell recorded in Volume 334, Page 207, in the Probate Office of Shelby County, Alabama.
5. Restrictions contained in Misc. Volume 39, Page 880, and Misc. Volume 40, Pages 658 and 659, in said Probate Office.
6. Right of way to Alabama Power Company recorded in Volume 333, Page 700, in said Probate Office.
7. All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as hereinabove set forth,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~President~~ General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of March, 1982.

ACKNOWLEDG

ALTADENA MANOR, LTD.,
By Gibson-Anderson-Evins, Inc. General Partner

By *[Signature]* President

STATE OF ALABAMA
COUNTY OF SHELBY

I, *Paula O. Roland*, 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., 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 8th day of March

321 West Glenwood Dr.
Bham 35209

Paula O. Roland
NOTARY PUBLIC

1982 MAR 16 PM 2:40
Deed 58.50
Rec. 1.50
Ind. 1.00
61.00