

GRANTEE: 4833 Riverwood Place  
Birmingham, Alabama 35243

RECORDED BY: L. S. EVINS, III  
17 Office Park Circle  
Birmingham, Alabama 35223

Partnership Form Warranty Deed

55

STATE OF ALABAMA )

COUNTY OF Shelby )

That in consideration of Fifty-eight thousand two hundred thirty (\$58,230.00).... 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

Steven R. Vanderburg

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

BOOK 341 pg 526

Lot D Block 6 according to the survey of Riverwood,  
Second Sector as recorded in Map Book 8, page 65 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  
Mis Book 39, page 880.

\$55,300.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

FOR EXCEPTIONS SEE ATTACHED

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 30th day of July, 1982

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

By L. S. Evins, III  
its 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 in  
the act of said corporation, acting in its capacity as General Partner as aforesaid.

Given under my hand this the 30th day of July, 1982.

My Commission Expires July 17, 1983

Lucy C. Hale  
Notary Public

United States Savings & Loan  
A. G. WILLIAMS  
P. O. Box 20660  
BIRMINGHAM, ALABAMA 35216

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 South Central Bell recorded in Volume 334, page 207, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 39, page 880, and Misc. Volume 40, pages 658 and 659, in said Probate Office.
5. Right of way to Alabama Power Company recorded in Volume 333, page 700, in said Probate Office.
6. Easements, restrictions and rights of way of record.

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BOOK

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

1982 AUG -3 AM 8:36

*Thomas A. Shoultz, Jr.*  
JUDGE OF PROBATE

Deed 3.00 *Recd. 422-275*  
Doc. 3.00  
Ind. 1.00  
7.00