

STATE OF ALABAMA)

COUNTY OF Shelby)

53

KNOW ALL MEN BY THESE PRESENTS

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

Richard F. Swinea & Kelly L. Swinea

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

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BOOK
800K
Lot D Block 7 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 30 day of August, 19 82.

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

By L.S. Evins

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 30th day of August, 19 82.

Mary C. Baker
Notary Public

United Federal Saving & Loan
RIVERCHAS
P. O. Box 20609
BIRMINGHAM, ALABAMA 35216

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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 said Probate Office.

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

Easements, restriction or rights of way of record.

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

1982 SEP - 1 PM 2:26

Thomas A. Smoot, Jr.
JUDGE OF PROBATE

Deed 3.00
Rec. 3.00
Jud. 1.00
7.00

Sec. entry 422-970

as such officer, and with full authority, executed the same voluntarily for and