

PARTNERSHIP FORM WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Thirty Six Thousand(\$36,000.00) 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 Gibson, Anderson, Evins, Inc. (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lots E, F, G & H, Block 8, according to the survey of Riverwood, Third Sector as recorded in Map Book 8, Page 84 in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/106 interest in the common area for each lot, as set forth in Declaration recorded in Misc. Book 39, Page 880.

FOR EXCEPTIONS SEE ATTACHED

TO HAVE AND TO HOLD, To the said Grantee, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises that they are free from all encumbrances, that it has 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, its successors 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 4th day of February, 1983.

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 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 and seal this the 4th day of February, 1983.

Mary C. [Signature]
Notary Public

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- (1) Taxes due in the year 1983 which are a lien but not due and payable until October 1, 1983.
- (2) Easement and building line as shown by recorded map.
- (3) Restrictions as recorded in Misc. Vol. 48, page 281 and Misc. Vol. 39, page 880 in the Probate Office of Shelby County, Alabama.
- (4) Agreement to Alabama Power Company as recorded in Misc. Vol. 48, page 278 in the said Probate Office.
- (5) Right of way to South Central Bell as recorded in Vol. 342, page 272 and Vol. 334, page 207 in the said Probate Office.
- (6) Mineral and mining rights and rights incident thereto as recorded in the said Probate Office.

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

1983 FEB 11 AM 11:03

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX	36.00
Rec	3.00
Int	1.00
	<hr/> 40.00