

2422

Send Tax Notice

Jeri Ann Vandiver

2949 Riverwood Terrace

Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers, Jr.

813 Shades Creek Parkway

ADDRESS: Birmingham, Alabama 35209

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-three Thousand Nine Hundred (\$63,900.00) DOLLARS,

to the undersigned grantor, Altadena Manor, Ltd., a partnership, ~~XXXXXXX~~
in hand paid by Jeri Ann Vandiver

the receipt of which is hereby acknowledged, the said Altadena Manor, Ltd., a partnership,

does by these presents, grant, bargain, sell and convey unto the said Jeri Ann Vandiver

the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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TO HAVE AND TO HOLD, To the said Jeri Ann Vandiver, her

heirs and assigns forever.

And said Altadena Manor, Ltd.
and assigns, covenant with said Jeri Ann Vandiver, her

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, 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 Jeri Ann Vandiver, her

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

IN WITNESS WHEREOF, the said Altadena Manor, Ltd., by its
General ~~XXXXXXX~~ Partner, L. S. Evins, III, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 15th day of November, 19 83.

ATTEST:

ALTADENA MANOR, LTD.

Secretary

By L. S. Evins, III
General Partner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Charles A. J. Beavers, Jr., a Notary Public in and for said County, in
said State, hereby certify that L. S. Evins, III
whose name as General ~~XXXXXXX~~ Partner of Altadena Manor, Ltd., a partnership,
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 ~~XXXXXXX~~ and with full authority, executed
the same voluntarily for and as the act of said ~~XXXXXXX~~ partnership.

Given under my hand and official seal, this the 15th day of November

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
813 Shades Creek Parkway S.W.
BIRMINGHAM, AL 35209

EXHIBIT "A"

Lot B, Block 18, according to the Amended Survey of Riverwood, Fourth Sector, as recorded in Map Book 8, page 136, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, page 880.

SUBJECT TO:

1. Current taxes.
2. 5 foot easement on front, 20 foot easement thru middle, and 10 foot easement on rear as shown by recorded map.
3. 25 foot building line as shown by recorded map.
4. Right of way with Alabama Power Company recorded in Vol. 345, page 661, in said Probate Office.
5. Restrictions contained in Misc. Volume 48, page 281, and Misc. Vol. 39, page 880, in said Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Vol. 48, page 278, in said Probate Office.
7. Right of way with South Central Bell recorded in Vol. 343, page 941, in said Probate Office.
8. Mineral and mining rights and rights incident thereto.

\$57,500.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
see Mtg 439 pg - 663
1983 NOV 21 AM 10 23

Thomas W. Lounsbury, Jr.
CLERK OF PROBATE

Deed tax 6.50
Rec. 3.00
Adm. 1.00
10.50

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