

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Charles A. J. Beavers, Jr.

John E. Bennett and Joan Bennett

ADDRESS 813 Shades Creek Parkway
Birmingham, Alabama 35209 622

2961 Riverwood Terrace

Birmingham, Alabama 35243

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Sixty-three Thousand Nine Hundred and No/100 Dollars (\$63,900.00)
to the undersigned grantor, Altadena Manor, Ltd., a partnership
a ~~response~~ in hand paid by John E. Bennett and Joan Bennett
the receipt whereof is acknowledged, the said Altadena Manor, Ltd., a partnership,
does by these presents, grant, bargain, sell, and convey unto the said John E. Bennett and Joan Bennett
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot E, 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.

SEE BACK FOR EXCEPTIONS.

\$60,700.00 of the above purchase price was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said John E. Bennett and Joan Bennett,
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to
this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Altadena Manor, Ltd. does for itself, its successors
and assigns, covenant with said John E. Bennett and Joan Bennett, 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 John E. Bennett and Joan Bennett, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Altadena Manor, Ltd.

has hereunto set its
signature by L. S. Evins, III, partner in Altadena Manor, Ltd.,
of Gibson-Anderson-Evins, Inc., who is duly authorized, and ~~has caused the same to be attested by its Secretary,~~
on this 10th day of January, 1984.

ALTADENA MANOR, LTD.

By: GIBSON-ANDERSON-EVINS, INC.

ATTEST:

Secretary.

By

L. S. Evins, III

Vice President

CHARLES A. J. BEAVERS, JR.

813 Shades Creek Suite 203
BIRMINGHAM, AL 35209

CORPORATION
WRANTY DEED

TO

State of Alabama

JEFFERSON

COUNTY;

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 President of the Gibson-Anderson-Evins, Inc., partner in Altadena Manor, Ltd., a partnership, is signed to the foregoing conveyance, and who is known to me, acknowledge 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~~ partnership.

Given under my hand and official seal, this the 10th day of January, 1984.

Notary Public

see pgt 9 441-981
1984 JAN 16 AM 10:22

deed tax - 350
Rec. - 300
Ind - 100

750

CONTINUATION OF LEGAL DESCRIPTION:

SUBJECT TO:

1. Current taxes.
2. 10 foot easement on rear, 20 foot easement thru middle, 5 foot easement on front and 25 foot building line as shown by recorded map.
3. Right of way with Alabama Power Company recorded in Vol. 345, page 661, in said Probate Office.
4. Restrictions contained in Misc. Volume 48, page 281, and Misc. Vol. 39, page 880, in said Probate Office.
5. Agreement with Alabama Power Company recorded in Misc. Vol. 48, page 278, in said Probate Office.
6. Right of way with South Central Bell recorded in Vol. 343, page 941, in said Probate Office.
7. Mineral and mining rights and rights incident thereto as recorded in Volume 327, page 906, in said Probate Office.
8. Easements, restrictions, and rights-of-way of record.