

This instrument was prepared by

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Send Tax Notice to: Sharon Ann Ryan  
2925 Riverwood Terrace  
Birmingham, AL 35243

(Name) Dale Corley, Attorney  
2100 16th Avenue South  
(Address) Birmingham, Alabama 35243



Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY EIGHT THOUSAND FIVE HUNDRED AND No/100 (\$58,500.00)—— DOLLARS,  
to the undersigned grantor, GIBSON, ANDERSON, EVINS, INC. a corporation

(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  
SHARON ANN RYAN

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
County of Shelby, State of Alabama, to-wit:

BOOK 356 PAGE 229

Lot F, Block 20, according to the Amended Map of Riverwood, Fourth  
Sector as recorded in Map Book 8, Page 136 in the Probate Office of  
Shelby County, Alabama, together with an undivided 1/106 interest in  
the common area set forth in Declaration recorded in Misc. Volume 38,  
Page 880 in said Probate Office.

Subject to easements, restrictions, set-back lines, rights of way, limitations, if any,  
of record.

\$55,550.00 of the above recited purchase price was paid from a mortgage loan closed  
simultaneously herewith.

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 encum-  
brances, 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 EDWARD T. ANDERSON, VICE President, who is  
authorized to execute this conveyance, hereto set its signature and seal,

this the 1st day of June, 19 84

ATTEST:

GIBSON, ANDERSON, EVINS, INC.

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

Secretary  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 JUN -7 AM 9:55  
see my 450-222

a Notary Public in and for said County, in said State,

hereby certify that Edward T. Anderson  
JUDGE OF PROBATE

whose name as Vice President of Gibson, Anderson, Evins, Inc. a corporation, 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 officer and with full authority, executed the same voluntarily for  
and as the act of said corporation.

Given under my hand and official seal, this the 1st day of June, 1984.