

Send Tax Notice To:

Gibson-Anderson-Evins, Inc.

P. O. Box 73088

Birmingham, Alabama 35223

1446

THIS INSTRUMENT PREPARED BY:

NAME: Charles A. J. Beavers, Jr.

813 Shades Creek Parkway

ADDRESS: Birmingham, Alabama 35209

1,000.00

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 One (\$1.00)

DOLLARS,

to the undersigned grantor, Altadena Manor, Ltd., a partnership,
in hand paid by Gibson-Anderson-Evins, Inc.

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 Gibson-Anderson-Evins, Inc.

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

Lot B, Block 17, according to the Survey of Riverwood, Fifth
Sector, as recorded in Map Book 8, page 121, 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.

TITLE IS CONVEYED SUBJECT TO ITEMS SET FORTH ON REVERSE.

TO HAVE AND TO HOLD, To the said Gibson-Anderson-Evins, Inc., its successors

~~XXXX~~ and assigns forever.

And said Altadena Manor, Ltd., does for itself, its successors
and assigns, covenant with said Gibson-Anderson-Evins, Inc., its successors

~~XXXX~~ 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 Gibson-Anderson-Evins, Inc., its
successors

~~XXXXXX~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Altadena Manor, Ltd., by L. S. Evins III as President
of Gibson-Anderson-Evins, Inc., a corporation, who is authorized to execute this conveyance,
as General Partner
has hereto set its signature and seal, this the 23rd day of October, 19 84.

ATTEST:

ALTADENA MANOR, LTD.

By: GIBSON-ANDERSON-EVINS, INC.

By: L. S. Evins III
L. S. Evins III, President

Secretary

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

Given under my hand and official seal, this the 23 day of

October

1984

[Signature]
Notary Public

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
813 Shades Creek Pkwy Suite 203
BIRMINGHAM, AL 35209

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF)

Office of the Judge of Probate:

Recording Fee \$
Deed Tax \$

This Form Furnished By
ALABAMA TITLE CO., INC.
615 North 21st Street
Birmingham, Alabama

TITLE IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Current taxes.
2. 5 foot easement on north side, 10 foot easement on rear, and 20 foot easement as shown by recorded map.
3. 25 foot building line as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Vol. 356, page 31, in said Probate Office.
5. Restrictions contained in Misc. Volume 39, page 880, and Misc. Volume 56, page 312, in said Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Vol. 56, page 313, in said Probate Office.
7. Right of way to South Central Bell recorded in Vol. 334, page 207, in said Probate Office.
8. Mineral and mining rights and rights incident thereto as recorded in Volume 327, page 906, in said Probate Office.
9. Other easements, restrictions, rights-of-way, and reservations of record.

RECORDING FEES

Mortgage Tax	\$ 1.00
Deed Tax	
Mineral Tax	
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$ 7.00

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

1984 OCT 26 AM 10:40

Thomas W. Shivers, Jr.
JUDGE OF PROBATE

BOOK 006 PAGE 603