

Robert E. Rye, Jr.

4865 River Place

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 SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS, \$38,500.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed. to the undersigned grantor, ALTADENA MANOR, LTD., a Limited Partnership, ~~INCORPORATION~~ in hand paid by ROBERT E. RYE, JR.

the receipt of which is hereby acknowledged, the said ALTADENA MANOR, LTD., a Limited Partnership,

does by these presents, grant, bargain, sell and convey unto the said ROBERT E. RYE, JR.,

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

Lot B, in Block 7, according to the map and survey of Riverwood, Second Sector, as recorded in Map Book 8, Page 65, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

Together with an undivided 1/106 interest in the common elements.

SUBJECT TO: Easements, restrictions, and rights of way of record, including:

1. Ad valorem taxes due and payable October 1, 1985.
2. Building line and easements as shown by recorded plat.
3. Right of Way to Alabama Power Company and South Central Bell Company.
4. Restrictions in Misc Volume 39, Page 880 and Misc Volume 42, Page 400.
5. Title to all minerals of every kind and character, within and underlying premises, together with mining rights and other rights, privileges and immunities relating thereto, Volume 327, Page 906.

TO HAVE AND TO HOLD, To the said

ROBERT E. RYE, JR., his

heirs and assigns forever.

And said ALTADENA MANOR, LTD., a Limited Partnership, does for itself, its successors and assigns, covenant with said ROBERT E. RYE, JR., his

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 ROBERT E. RYE, JR., his

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

IN WITNESS WHEREOF, the said ALTADENA MANOR, LTD., a Limited Partnership by its President, , who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of December , 19 84

ATTEST:

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

ALTADENA MANOR, LTD., A LIMITED PARTNERSHIP

By GIBSON-ANDERSON-EVINS, INC.

By L. H. Evans, Jr. President

1985 JAN -14 AM 9:59

STATE OF Alabama
COUNTY OF Shelby

JUDGE OF PROBATE

I, the undersigned said State, hereby certify that whose name as President of ALTADENA MANOR, LTD., a Limited Partnership, ~~INCORPORATION~~ 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 ~~INCORPORATION~~ Partnership.

Given under my hand and official seal, this the 28th day of December , 19 84.

Charles A. J. Beavers

Notary Public