

(Name) Kevin C. Crook
204 Gables Drive
(Address) Hoover, Alabama 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.
(Address) 110 Office Park Drive, Suite 230, Birmingham, Alabama 35223

Form TICOR 5300 1-84

CORPORATION FORM WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Four Thousand and No/100 DOLLARS,

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership,
in hand paid by Kevin C. Crook

the receipt of which is hereby acknowledged, the said
Riverchase Properties
does by these presents, grant, bargain, sell and convey unto the said
Kevin C. Crook
the following described real estate, situated in Shelby County

The property subject to this conveyance is described on
Exhibit "A", which is attached hereto and made a part hereof.

\$60,800.00 of the consideration recited above was paid from
the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Kevin C. Crook

heirs and assigns forever.

And said Riverchase Properties
and assigns, covenant with said Kevin C. Crook

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 unless otherwise noted 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

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

IN WITNESS WHEREOF, the said Riverchase Properties by its
Partner, Southwood Park Estates, Inc., , who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 18th day of January, 19 85

ATTEST:

RIVERCHASE PROPERTIES,
an Alabama General Partnership
By: Southwood Park Estates, Inc., Partner

Secretary

By: 
E.C. Gardner, its Vice President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E.C. Gardner, whose name as Vice-President of Southwood Park Estates, Inc., a corporation as Partner of Riverchase Properties, an Alabama General Partnership, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and seal this 18th day of January, 1985.


Notary Public

My commission expires 9/8/85

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$

Deed Tax \$

This form furnished by:

 **TICOR TITLE INSURANCE**
413 21st Street North, Birmingham, Alabama 35203
(205) 231-8484

BOOK 015 PAGE 694



EXHIBIT "A"

Unit 204, Building 2, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages pages 41 through 44, in the Probate office of Shelby County, Alabama.

SUBJECT TO:

3. Taxes due in the year 1985 which are a lien but not due and payable until October 1, 1985.
4. Easement as shown on recorded plat.
5. Mineral and mining rights and rights incident thereto recorded in Volume 4, page 464 and Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
6. Agreement with Blue Cross-Blue Shield recorded in Misc. Book 19, page 690, in said Probate Office.
7. Declaration of protective covenants, agreements, easements, charges and liens for Riverchase (Business) recorded in Misc. Book 13, page 50 as amended by Amendment No. 1 in Misc. Book 15, page 189 and further amended by Amendment No. 2 recorded in Misc. Book 19, page 633, in said Probate Office.
8. Item #6 in deed recorded in Deed Book 331, page 757 to wit: Said property conveyed by this instrument is hereby restricted to use as a multi-family development and related uses with a density not to exceed twelve (12) units per acre as defined in the Riverchase Architectural Committee Development Criteria for Planned Multi-Family (PR-2) District of Riverchase, dated April 11, 1980 unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in paragraph 5 in deed, said restrictions to be effective for the same period of time as the Riverchase Business Covenants.
9. Right of way to Alabama Power Company recorded in Volume 347, page 472, in said Probate Office.
10. Terms and conditions as set forth in the Declaration of Condominium, By Laws and Amendments recorded in Real Volume 10, page 177, in said Probate Office.

STAR 1111
1 DECEMBER 1985
1985 JAN 22 PM 3:07

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		3.50
Mineral Tax		
Recording Fee		7.50
Index Fee		1.00
TOTAL	\$	12.00