

THIS INSTRUMENT PREPARED BY:
Charles A. J. Beavers, Jr.

Send Tax Notice To:

NAME

Bradley, Arant, Rose & White

362

James Donald Chandler, Jr. and
Grace F. Chandler

ADDRESS

813 Shades Creek Parkway, Suite 203
Birmingham, Alabama 35209

2917 Riverwood Terrace
Birmingham, Alabama 35243

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

SIXTY-ONE THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor, GIBSON ANDERSON & EVINS, INC.

a corporation, in hand paid by JAMES DONALD CHANDLER, JR. AND WIFE, GRACE F. CHANDLER,
the receipt whereof is acknowledged, the said GIBSON ANDERSON & EVINS, INC.,

does by these presents, grant, bargain, sell, and convey unto the said JAMES DONALD CHANDLER, JR. AND
WIFE, GRACE F. CHANDLER,

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

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

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1985.
2. 25' building line as shown by recorded map.
3. 20' easement on south, 10' easement on west and 5' easement on north as shown by recorded map.
4. Right of way to Alabama Power Company as recorded in Volume 345, Page 661 in the Probate Office of Shelby County, Alabama.
5. Right of way to SouthCentral Bell as recorded in Volume 343, Page 941 in said Probate Office.
6. Restrictions as recorded in Misc. Volume 48, Page 281 and Misc. Volume 39, Page 880 in said Probate Office.

(CONTINUED ON BACK)

TO HAVE AND TO HOLD Unto the said JAMES DONALD CHANDLER, JR. AND WIFE, GRACE F. CHANDLER,
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 GIBSON ANDERSON & EVINS, INC., does for itself, its successors
and assigns, covenant with said JAMES DONALD CHANDLER, JR. AND WIFE, GRACE F. CHANDLER, 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 JAMES DONALD CHANDLER, JR. AND WIFE, GRACE F.
CHANDLER, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

GIBSON ANDERSON & EVINS, INC.

signature by

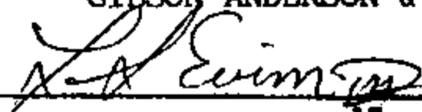
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 31st day of January, 1985.

has hereunto set its
its President,

ATTEST:

GIBSON ANDERSON & EVINS, INC.

By

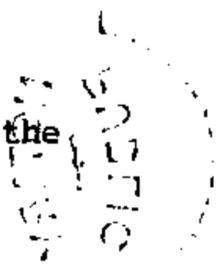


Secretary.

Vice-President

\$57,950.00 of the purchase price was paid from a mortgage loan closed
simultaneously with delivery of this deed

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615 No. 21st Street
Birmingham, Ala.

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED

CORPORATION

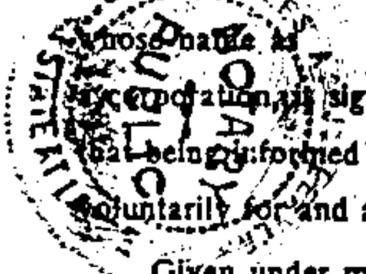
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State of Alabama

SHELBY COUNTY;

I, the undersigned
county, in said state, hereby certify that

, a Notary Public in and for said



whose name is President of the GIBSON ANDERSON & EVINS, INC.,

of said corporation, 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.

Given under my hand and official seal, this the 31st day of January, 1985.

Charles A. J. Beavers, Jr.
Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

- 7. Agreement with Alabama Power Company as recorded in Misc. Volume 48, Page 278 in said Probate Office.
- 8. Mineral and mining rights and right incident thereto as recorded in Volume 327, Page 906 in said Probate Office.
- 9. Right of way to South Central Bell as recorded in Volume 334, Page 207 in said Probate Office.
- 10. Easements, restrictions and rights of way of record.

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

1985 FEB -8 AM 8:30

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		3.50
Mineral Tax		_____
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	9.50

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

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