

THIS INSTRUMENT PREPARED BY:
Charles A. J. Beavers, Jr.
NAME Bradley, Arant, Rose & White
ADDRESS 813 Shades Creek Parkway, Suite 203
Birmingham, Alabama 35209

Send Tax Notice To:
Larry B. & Laura T. Read
4802 Riverwood Place
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-FIVE THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor, ALTADENA MANOR, LTD., a Limited Partnership,
~~xxx corporation~~, in hand paid by LARRY B. READ AND WIFE, LAURA T. READ,
the receipt whereof is acknowledged, the said ALTADENA MANOR, LTD., a Limited Partnership,
does by these presents, grant, bargain, sell, and convey unto the said LARRY B. READ AND WIFE,
LAURA T. READ,

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:
Lot E, Block 4, according to the Survey of Riverwood, First Sector, as recorded in
Map Book 8, Page 49, 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:

1. Ad valorem taxes due and payable October 1, 1985.
2. 20' easement through lot, 10' easement rear and 5' easement front as shown by recorded map.
3. 35' building line as shown by recorded map.
4. Right of way to South Central Bell recorded in Volume 334, Page 207, Volume 277, Page 219 and Volume 277, Page 242 in the Probate Office of Shelby County, Alabama.
5. Restrictions recorded in Misc. Volume 39, Page 880, Misc. Volume 40, Page 658, and Misc. Volume 40, Page 659 in said Probate Office.
6. Right of way to Alabama Power Company recorded in Volume 333, Page 700, Volume 220, Page 43, Volume 266, Page 741, Volume 247, Page 422, and Volume 279, Page 387 in said Probate Office.
7. Mineral and mining rights and rights incident thereto recorded in Volume 327, Page 906 in said Probate Office.
8. Easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said LARRY B. READ AND WIFE, LAURA T. READ,
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 ALTADENA MANOR, LTD., a Limited Partnership, does for itself, its successors
and assigns, covenant with said LARRY B. READ and wife, LAURA T. READ, 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 LARRY B. READ AND WIFE, LAURA T. READ, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said ALTADENA MANOR, LTD., a
Limited Partnership By GIBSON-ANDERSON-EVANS, INC. AS
EARL MORROW GIBSON his herunto set its
signature by ~~its U. Pres~~ XXXXXX
who is duly authorized, and has caused the same to be attested by its Secretary.
on this 8th day of March, 1985.

ATTEST:

Secretary.

By ALTADENA MANOR, LTD.
By GIBSON-ANDERSON-EVANS, INC. Gen'l Ptnr
Vice President XXXXXX
General Partner

\$57,000.00 of the purchase price was paid from a mortgage loan closed simultaneously
with delivery of this deed.

813 Shades Creek Parkway, Suite 203
Birmingham, Alabama 35209

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

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

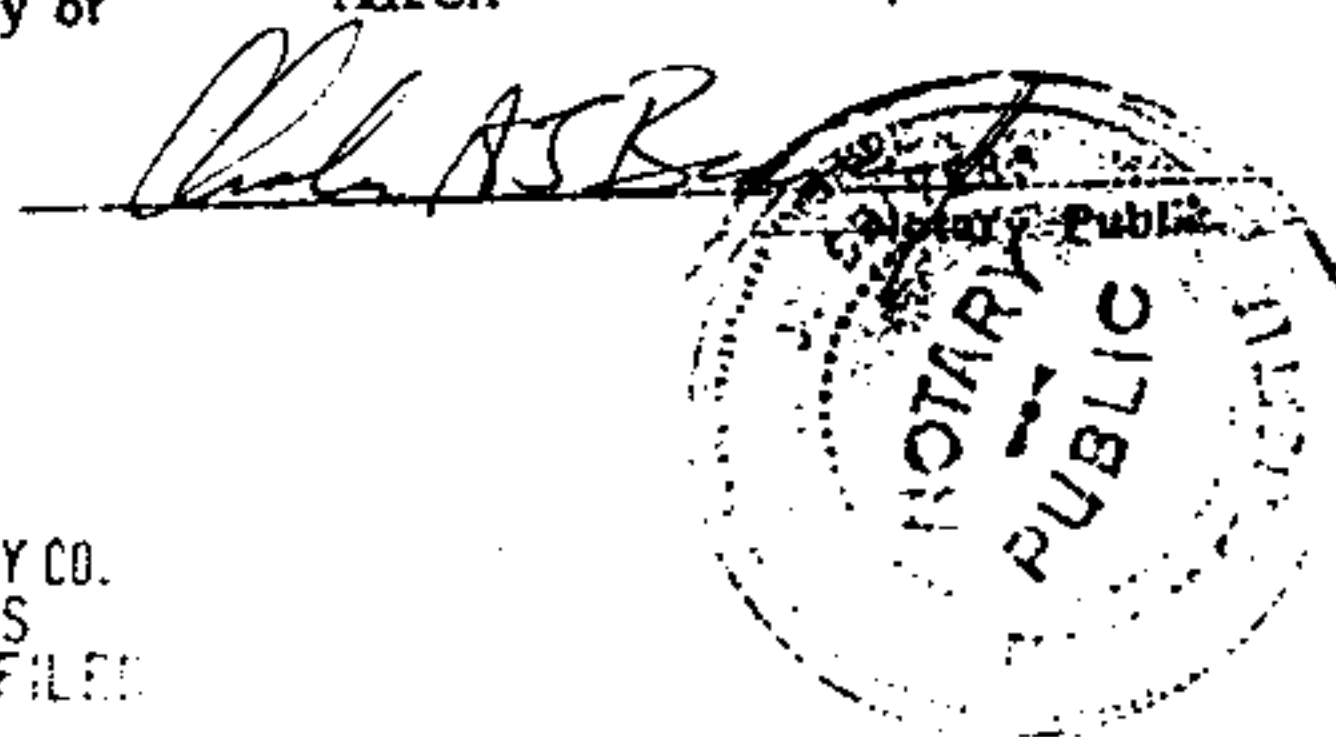
State of Alabama

SHELBY COUNTY;

, a Notary Public in and for said

I, the undersigned
county in said state, hereby certify that ~~E.S. EVANS, III~~ EARL MORROW GIBSON, whose name as
Vice President of GIBSON-ANDERSON-EVANS, INC., which is general partner
whose name as General Partner ~~President~~ of the ALTADENA MANOR, LTD., a Limited Partnership,
a corporation is 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~~ CORPORATION ACTING AS GENERAL PTNR OF SAID PTNS.

Given under my hand and official seal, this the 8th day of March, 1985.



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

1985 MAR 15 PM 1:00

Thomas A. Anderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		8.00
Mineral Tax		_____
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	14.00

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