

Send Tax Notice To:

1264

THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers, Jr.  
Bradley, Arant, Rose & White  
813 Shades Creek Parkway, Suite 203  
Birmingham, Alabama 35209

NAME: PATRICIA A. MORGAN  
2909 Riverwood Terrace  
ADDRESS: Birmingham, Alabama 35243

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 SIXTY-FOUR THOUSAND AND NO/100-----DOLLARS,

to the undersigned grantor, GIBSON ANDERSON & EVINS, INC.,  
in hand paid by PATRICIA A. MORGAN,

a corporation,

the receipt of which is hereby acknowledged, the said GIBSON ANDERSON & EVINS, INC.,

does by these presents, grant, bargain, sell and convey unto the said PATRICIA A. MORGAN,

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

Lot B, Block 20, according to the Resurvey of Lots A,B,C,D,E,& F, Block 20, Amended Map of Riverwood, Fourth Sector, as recorded in Map Book 9, Page 39, 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. 25' building line as shown by recorded map.
  3. 20' easement thru middle of lot, 10' easement on rear and 5' easement on front as shown by recorded map.
- (CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, To the said PATRICIA A. MORGAN, her

heirs and assigns forever.

does for itself, its successors

And said GIBSON ANDERSON & EVINS, INC.,  
and assigns, covenant with said PATRICIA A. MORGAN, her

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 PATRICIA A. MORGAN, her

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

IN WITNESS WHEREOF, the said GIBSON ANDERSON & EVINS, INC.,

by its

President, L.S. EVINS, III,

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 22nd day of March, 19 85.

Gibson - Anderson - Evins, INC.

ATTEST:

By L.S. Evins III President

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

a Notary Public in and for said County, in

I, the undersigned, said State, hereby certify that L.S. EVINS, III, whose name as President of GIBSON ANDERSON & EVINS, INC., a corporation, 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 corporation.

GIVEN UNDER MY HAND and official seal, this the 22nd day of

March, 19 85.

\$60,800.00 the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

BOOK 021 PAGE 915  
410 PM 150

TO

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF )

Office of the Judge of Probate:

CHARLES A. J. BEAVERS, JR.  
ATTORNEY AT LAW  
813 Shades Creek Parkway South 203  
BIRMINGHAM, AL 35203

Recording Fee \$  
Deed Tax \$

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

SUBJECT TO: (CONTINUED FROM FRONT)

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 South Central 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.
7. Agreement with Alabama Power Company as recorded in Misc. Volume 48, Page 278 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. 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 MAR 26 AM 9:13

*Thomas A. Brantley, Jr.*  
JUDGE OF PROBATE

*Deed Tax - 3.50*  
*Rec. 5.00*  
*Ind. 1.00*  
*9.50*