

Send Tax Notice To:

NANCY J. FITZPATRICK

4821 Riverwood Place

Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:
Charles A. J. BEavers, Jr.
Bradley, Arant, Rose & White

NAME: 813 Shades Creek Parkway, Suite 203
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-NINE THOUSAND NINE HUNDRED AND NO/100-----DOLLARS,

to the undersigned grantor, ALTADENA MANOR, LTD, a Limited Partnership, a corporation,
in hand paid by NANCY J. FITZPATRICK

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

NANCY J. FITZPATRICK,
the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot C, Block 5, according to the Survey of Riverwood, Second Sector,
as recorded in Map Book 8, Page 65, 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 through middle of lot and 10' easement rear of lot
as shown by recorded map.

(CONTINUED ON REVERSE)
TO HAVE AND TO HOLD, To the said
NANCY J. FITZPATRICK, her

heirs and assigns forever.

And said ALTADENA MANOR, LTD., a Limited Partnership
and assigns, covenant with said NANCY J. FITZPATRICK, her

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,
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

NANCY J. FITZPATRICK, her
heirs, executors and assigns forever, against the lawful claims of all persons.

ALTADENA MANOR, LTD., a Limited Partnership, by GIBSON-
IN WITNESS WHEREOF, the said ANDERSON & EVINS, INC., as General Partner, by its
President, L.S. EVINS, III, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 30th

day of April, 1985.

ALTADENA MANOR, LTD., A Limited Partnership,
By GIBSON-ANDERSON & EVINS, INC., as
General Partner

ATTEST:

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

1985 MAY 3 AM 9:24

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned
said State, hereby certify that L.S. EVINS, III,
whose name as President of Altadena Manor, LTD, a Limited Partnership by Gibson-Anderson &
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 30th day of April, 1985

\$51,900.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.