

261
SEND TAX NOTICE TO:

(Name) J. Scott Johnson
404 Gables Drive
(Address) Hoover, Alabama 35244

This instrument was prepared by

(Name)

(Address)

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Five Thousand One Hundred and no/100-----DOLLARS,

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership ~~corporation~~
in hand paid by

J. Scott Johnson

the receipt of which is hereby acknowledged, the said
Riverchase Properties

does by these presents, grant, bargain, sell and convey unto the said

J. Scott Johnson

the following described real estate, situated in

The property conveyed by this deed is described on Exhibit "A" attached hereto
and made a part hereof

\$28,100.00 of the consideration was paid from a purchase money mortgage

TO HAVE AND TO HOLD, To the said J. Scott Johnson his

heirs and assigns forever.

And said Riverchase Properties
and assigns, covenant with said Grantee his

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 encum-
brances 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 ~~President~~, Southwood Park Estates, Inc., who is authorized to execute this conveyance,
has hereto set its signature and seal, this the

day of July, 1985
RIVERCHASE PROPERTIES, an Alabama
General Partnership
By Southwood Park Estates, Inc. Partner

ATTEST:

By *E.C. Gardner*
E.C. Gardner its Vice President

Secretary

STATE OF
COUNTY OF

I,
said State, hereby certify that
whose name as President of

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.

a Notary Public in and for said County, in

Given under my hand and official seal, this the

day of J

, 1985

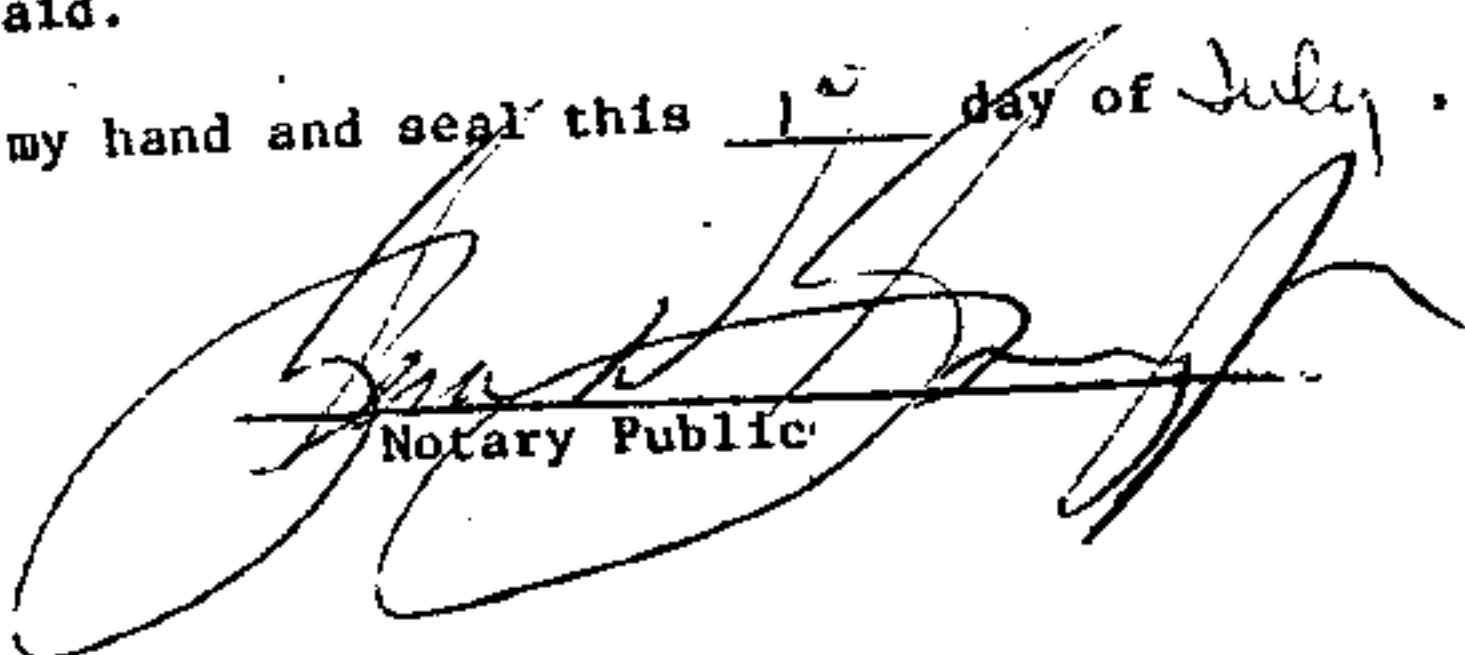
Gene H. Gray

Notary Public

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 1st day of July, 1985.


Notary Public

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$.....

Deed Tax \$.....

THIS FORM FROM

Lauyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA

BOOK 033 PAGE 19

EXHIBIT 'A'

Unit 404, Building 4, in The Cables, 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, and amended in Real Volume 27, page 733, 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 Cables Condominium as recorded in Map Book 9, pages 41 thru 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 1st, 1985.
4. 15' Easement on rear; 50' easement on rear and 25' easement on northeast corner on rear as shown by recorded map. All easements are for the purpose of sanitary sewer access.
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 and amended in Real Volume 27, page 733, in said Probate Office.

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STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT IS

1985 JUL -8 AM 9:13

JUL 10 1985

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		17.00
Mineral Tax		
Recording Fee		7.50
Index Fee		1.00
TOTAL	\$	25.50