

(Name) James E. Ostrosky & Valery E. Ostrosky  
208 Gables Drive  
 (Address) Hoover Alabama 35244

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
110 Office Park Drive Suite 230  
 (Address) Birmingham, Alabama 35223

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP -- TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Seven Thousand Ninety and no/100-----Dollars

to the undersigned grantor, RIVERCHASE PROPERTIES, an ALABAMA GENERAL PARTNERSHIP (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James E. Ostrosky and Valery E. Ostrosky  
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
 SHELBY COUNTY, ALABAMA

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

\$ 63,700.00 OF THE CONSIDERATION RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

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TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PARTNER, SOUTHWOOD PARK ESTATES, INC who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of July 19 85

ATTEST:

RIVERCHASE PROPERTIES, an ALABAMA GENERAL PARTNERSHIP BY:  
 SOUTHWOOD PARK ESTATES, INC. PARTNER

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

Secretary

STATE OF  
 COUNTY OF

I, \_\_\_\_\_  
 State, hereby certify that

a Notary Public in and for said County in said

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,

Given under my hand and official seal, this the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Land Title Co.

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 on this 22 day of July, 1985.

NOTARY-PUBLIC

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LIBER

155 300

TO  
LAND TITLE COMPANY  
317 NORTH 20TH STREET  
BIRMINGHAM, AL 35202

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$ .....  
Deed Tax \$ .....

This form furnished by:  
**TICOR TITLE INSURANCE**  
413 21st Street North, Birmingham, Alabama 352  
(205) 251-8484

EXHIBIT A

Unit 208 Building 2 in The Gables, 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 Gables Condominium as recorded in Map Book 9, pages 41 thru 44, in the Probate Office of Shelby County, Alabama.

Taxes due in the year 1985 which are a lien but not due and payable until October 1st, 1985.

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.

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.

Agreement with Blue Cross-Blue Shield recorded in Misc. Book 19, page 690, in said Probate Office.

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.

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.

Right of way to Alabama Power Company recorded in Volume 347, page 472, in said Probate Office.

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.

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

1985 AUG -2 PM 12:06

*Thomas P. [Signature]*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>4.00</u>
Mineral Tax		
Recording Fee		<u>7.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>12.50</u>

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