

52

(Name) William R. Register, Jr.  
3065 Riverwood Terrace  
 (Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Charles A. J. Beavers, Jr.  
Bradley, Arant, Rose & White  
 (Address) 1400 Park Place Tower

Form 1-1-6 Rev. 8-70 Birmingham, Alabama 35203  
 CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
 COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-five Thousand and No/100 (\$65,000.00) DOLLARS,

to the undersigned grantor, Altadena Manor, Ltd., a partnership, a corporation,  
 in hand paid by William R. Register, Jr.

the receipt of which is hereby acknowledged, the said Altadena Manor, Ltd., a partnership,

does by these presents, grant, bargain, sell and convey unto the said William R. Register, Jr.

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

Lot E, Block 14, according to the survey of Riverwood, Sixth Sector, as recorded in Map Book 9, page 7, in the Probate Office of Shelby County, Alabama, being a resurvey of Lots A, B, C, D, and E, in Block 14, Lots A, B, C, and D in Block 15, and Lot D in Block 16, according to the Survey of Riverwood, Fifth Sector, as recorded in Map Book 8, page 121, in said Probate Office. TOGETHER WITH an undivided 1/106th interest in the common area as set forth in the Declarations recorded in Misc. Volume 39, page 880.

SUBJECT TO: (1) Current taxes; (2) 25 foot building line as shown by recorded map; (3) 10 foot easement on rear as shown by recorded map; (4) mineral and mining rights and rights incident thereto as recorded in Volume 327, page 906, in said Probate Office; (5) Right-of-way to Alabama Power Company as recorded in Volume 356, page 31, in said Probate Office; (6) Right-of-way to South Central Bell as recorded in Volume 334, page 207, and Real Volume 12, page 172, in said Probate Office; (7) Restrictions as recorded in Misc. Volume 39, page 880, and Misc. Volume 56, page 312, in said Probate Office; (8) Agreement with Alabama Power Company as recorded in Misc. Volume 56, page 313, in said Probate Office; (9) All easements, restrictions, reservations, and rights-of-way of record.

\$61,750.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to said William R. Register, Jr., his heirs and assigns forever.

And said Altadena Manor, Ltd. does for itself, its successors and assigns, covenant with said William R. Register, Jr., his

heirs and assigns, that it 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 William R. Register, Jr., his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Altadena Manor, Ltd. by L. S. Evins, III as President of Gibson-Anderson-Evins, Inc., a corporation, as General Partner, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of August, 19 85.

ATTEST: ALTADENA MANOR, LTD.  
 By: GIBSON-ANDERSON-EVINS, INC.

NOTARY PUBLIC  
 INSTRUMENT

By L. S. Evins, III President

1985 SEP -3 AM 10:06 Secretary  
 STATE OF ALABAMA }  
 COUNTY OF JEFFERSON }

I, Charles A. J. Beavers, Jr. a Notary Public in and for said County, in said State, hereby certify that L. S. Evins, III, as President of Gibson-Anderson-Evins, Inc., a corporation, as General Partner of Altadena Manor, Ltd., a partnership, 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. in its capacity as General Partner of said partnership.

Given under my hand and official seal, this the 29th day of August, 19 85

Charles A. J. Beavers, Jr.  
 Bradley, Arant, Rose & White  
 1400 Park Place Tower  
 Birmingham, Alabama 35203

Charles A. J. Beavers, Jr.  
 Notary Public

Return to →

BOOK 039 PAGE 780