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(Name) Wanda Payton

(Address) 310 Gables Drive  
Birmingham AL 35244  
#10-9-30-0-001-004.09

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
110 Office Park Drive Suite 230

(Address) Birmingham, Alabama 35223

Form TCR-300 1-84

CORPORATION FORM WARRANTY DEED-TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Three Thousand Three Hundred and no/100-----DOLLARS,

to the undersigned grantor, RIVERCHASE PROPERTIES, an ALABAMA GENERAL PARTNERSHIP  
in hand paid by

Wanda Payton

the receipt of which is hereby acknowledged, the said

RIVERCHASE PROPERTIES

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

Wanda Payton

the following described real estate, situated in SHELBY COUNTY, ALABAMA

The Property conveyed hereby is described on EXHIBIT "A" attached hereto and made  
a part hereof.

\$ 50,350.00 of the consideration recited above was paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Wanda Payton

her

heirs and assigns forever.

And said RIVERCHASE PROPERTIES, an ALABAMA GENERAL PARTNERSHIP does for itself, its successors  
and assigns, covenant with said Grantee her

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  
Wanda Payton her

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

IN WITNESS WHEREOF, the said RIVERCHASE PROPERTIES by its  
PARTNER, SOUTHWOOD PARK ESTATES, INC., who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 23rd day of August, 1985

RIVERCHASE PROPERTIES, an ALABAMA GENERAL  
PARTNERSHIP

by: SOUTHWOOD PARK ESTATES, INC., PARTNER

X By E. C. Gardner its Vice President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, a Notary Public in and for said County, in  
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.

Given under my hand and official seal, this the

day of

, 19

L. J. Little


Notary Public

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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 23rd day of August, 1985.

  
NOTARY PUBLIC

My commission expires 9/8/85

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FILED IN BOOK 040 PAGE 578  
TO THE CLERK OF THE COURT

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 35203  
(205) 251-8484

# EXHIBIT "A"

Unit 310, Building 3, 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.

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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## RECORDING FEES

Mortgage Tax	\$	
Deed Tax		50
Mineral Tax		750
Recording Fee		100
Index Fee		
<b>TOTAL</b>	<b>\$</b>	<b>900</b>

STATE OF ALABAMA  
 COUNTY OF SHELBY  
 1985 SEP -9 PM 2:05  
 JUDGE OF PROBATE