

SEND TAX NOTICE TO:

1704

(Name) Ronald C. Reed  
2964 Riverwood Terrace  
(Address) Birmingham, Alabama 35243

This instrument was prepared by  
Charles A. J. Beavers, Jr.  
(Name) Bradley, Arant, Rose & White  
1400 Park Place Tower  
(Address) Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70  
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 Fifty-nine Thousand Nine Hundred and No/100 (\$59,900.00) DOLLARS,  
to the undersigned grantor, Gibson-Anderson-Evins, Inc. a corporation,  
in hand paid by Ronald C. Reed

the receipt of which is hereby acknowledged, the said Gibson-Anderson-Evins, Inc.  
does by these presents, grant, bargain, sell and convey unto the said Ronald C. Reed

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

Lot F, Block 8, according to the Amended Map of Riverwood, Third Sector, as recorded in Map Book 8, page 103, in the Probate Office of Shelby County, Alabama.

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 items set forth on reverse.

\$56,900.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Ronald C. Reed, his

heirs and assigns forever,

And said Gibson-Anderson-Evins, Inc. does for itself, its successors  
and assigns, covenant with said Ronald C. Reed, 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 Ronald C. Reed, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Gibson-Anderson-Evins, Inc. by its  
President, L. S. Evins, III, who is authorized to execute this conveyance,  
has hereto set its signature and seal, this the 23rd day of September, 1985,  
GIBSON-ANDERSON-EVINS, INC.

ATTEST:

\_\_\_\_\_  
Secretary  
STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

By L. S. Evins, III President

I, Charles A. J. Beavers, Jr. a Notary Public in and for said County, in  
said State, hereby certify that L. S. Evins, III  
whose name as President of Gibson-Anderson-Evins, Inc.  
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 23rd day of September, 1985.

Bradley Arant

[Signature]  
Notary Public

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CHARLES A. J. BEAVERS, JR.  
ATTORNEY AT LAW  
813 Shades Creek Pkwy Suite 203  
BIRMINGHAM, AL 35209

TO

BOOK 043 PAGE 115

**WARRANTY DEED**

STATE OF ALABAMA }  
COUNTY OF }

Office of the Judge of Probate:

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

THIS FORM FROM

**Lawyers Title Insurance Corporation**  
TITLE INSURANCE  
BIRMINGHAM, ALABAMA

Title to subject property is conveyed SUBJECT TO:

1. Current taxes.
2. 20 foot easement through center of lot, 10 foot easement on rear, and 5 foot easement on front as shown by recorded map.
3. 25 foot building line as shown by recorded map.
4. Agreement to Alabama Power Company recorded in Misc. Vol. 48, page 278, in said Probate Office.
5. Restrictions contained in Misc. Volume 48, page 281, and Misc. Volume 39, page 880, in said Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Vol. 42, page 396, in said Probate Office.
7. Right of way to South Central Bell recorded in Vol. 334, page 207, and Vol. 342, page 272, in said Probate Office.
8. Mineral and mining rights and rights incident thereto as recorded in Volume 327, page 906, in said Probate Office.
9. Other easements, restrictions, rights-of-way, and reservations of record.

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

1985 OCT -1 PM 2:53

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

**RECORDING FEES**

|               |    |            |
|---------------|----|------------|
| Mortgage Tax  | \$ | _____      |
| Deed Tax      |    | <u>300</u> |
| Mineral Tax   |    | _____      |
| Recording Fee |    | <u>500</u> |
| Index Fee     |    | <u>100</u> |
| <b>TOTAL</b>  | \$ | <u>900</u> |