

Jo-Ann D. Foster
3049 Riverwood Terrace
Birmingham, Alabama 35243

NAME: Charles A. J. Beavers, Jr.
813 Shades Creek Parkway, Suite 203
ADDRESS: Birmingham, Alabama 35209

Form 1-1-6

CORPORATION FORM WARRANTY DEED-- ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS, (\$64,100.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.) to the undersigned grantor, Altadena Manor, Ltd., a Limited Partnership, in hand paid by Jo-Ann D. Foster

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

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

Jo-Ann D. Foster

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

Lot A, 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, together with an undivided 1/106 interest in the common area set forth in Declaration recorded in Misc. Volume '39, Page 880, in said Probate Office.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 1986.
 - 2. 25' building line as shown on recorded map.
 - 3. 5' easement front and west and 10' easement rear as shown by recorded map.
- (Continued on reverse)

TO HAVE AND TO HOLD, To the said Jo-Ann D. Foster, her

heirs and assigns forever.

Altadena Manor, Ltd., a Limited Partnership

does for itself, its successors

And said Jo-Ann D. Foster, her and assigns, covenant with said Jo-Ann D. Foster, her

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown 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

Jo-Ann D. Foster, her

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

Altadena Manor, Ltd., a Limited Partnership, By:

IN WITNESS WHEREOF, the said / Gibson-Anderson-Evins, Inc., General Partner, by its President, L.S. Evins, III, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 30th day of September, 19 85

Altadena Manor, Ltd., A Limited Partnership
By: Gibson-Anderson-Evins, Inc.

ATTEST:

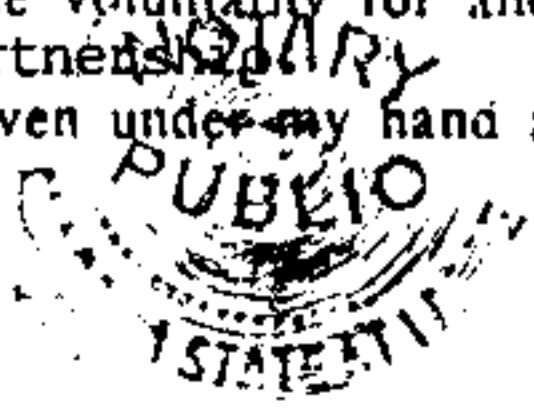
By: L.S. Evins, III President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, 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. was General Partner of Altadena Manor, Ltd., a Limited 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 30th day of September, 19 85



Bradley Grant
Charles A. J. Beavers, Jr.
Notary Public

BOOK 043 PAGE 442

(CONTINUED FROM FRONT)

SUBJECT TO:

4. Mineral and mining rights and rights incident thereto recorded in Volume 327, Page 906, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 356, Page 31 in said Probate Office.
6. Right of way to South Central Bell recorded in Real 12, Page 172, in said Probate Office.
7. Agreement with Alabama Power Company recorded in Misc. Volume 56, Page 313 in said Probate Office.
8. Restrictions recorded in Misc. Volume 56, Page 312, in said Probate Office.
9. Easements, restrictions and rights of way of record.

BOOK 043 PAGE 443

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

1985 OCT -3 PM 1:05

Thomas A. Swindley, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>350</u>
Mineral Tax		_____
Recording Fee		<u>500</u>
Index Fee		<u>100</u>
TOTAL	\$	<u>9.50</u>

SHADES CREEK

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

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF)
Office of the Judge of Probate:

TO

Recording Fee \$ _____
Deed Tax \$ _____

This Form Furnished By
ALABAMA TITLE CO., INC.
615 North 21st Street
Birmingham, Alabama