

Send Tax Notice To:

William K. Webb

3061 Riverwood Terrace

Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers, Jr.

NAME: Bradley, Arant, Rose & White

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-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS, (\$65,000.00 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 WILLIAM K. WEBB, XXXXXXXXXXXXXXX

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

WILLIAM K. WEBB

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

Lot D, Block 14, according to the survey of Riverwood, Sixth Sector, as recorded in Map Book 9, Page 07, in the Probate Office of Shelby County, Alabama, together with an undivided 1/106's interest in the common area as set forth in the Declarations recorded in Misc. Book 39, Page 880, in said Probate Office; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1986.
 2. Building setback line of 25 feet reserved from Riverwood Terrace as shown by plat.
- (CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, To the said WILLIAM K. WEBB, his

heirs and assigns forever.

And said Altadena Manor, Ltd., a limited partnership and assigns, covenant with said WILLIAM K. WEBB, his

does for itself, its successors

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

WILLIAM K. WEBB, his

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 27th day of November, 1985.

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. 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 27th day of November, 1985.

NOTARY PUBLIC

Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

3. Public utility easements as shown by recorded plat, including a 10 foot easement on the South Side.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 39, Page 880, in Probate Office.
5. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 356, Page 31, in Probate Office.
6. Right-of-Way granted to South Central Bell by instrument recorded in Real 12, Page 172, in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 56, Page 313 and covenants pertaining thereto recorded in Misc. Book 56, Page 312 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 327 Page 906 in Probate Office.
9. Easements, restrictions and rights-of-way of record.
10. Restrictive covenants, as recorded in Misc. Volume 56, Page 312 in the Probate Office of Shelby County, Alabama.

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

1985 DEC -2 PM 2:44

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>3.50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>9.50</u>

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
613 CHATELAIN BLVD. SUITE 203
BIRMINGHAM, AL 35203

TO

WARRANTY

STATE OF ALABAMA
COUNTY OF

Office of the Judge of Probate

Recording Fee \$ _____
Deed Tax \$ _____

This Form Furnish
ALABAMA TITLE C
615 North 21st
Birmingham, Ala

BOOK 051 PAGE 118