

ROBIN K. HARGROVE

3073 Riverwood Terrace

Birmingham, Alabama 35243

## THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers, Jr.

NAME: Bradley, Arant, Rose &amp; 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-FIVE THOUSAND AND NO/100-----DOLLARS,  
 (\$58,500.00 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 partnership  
 in hand paid by ROBIN K. HARGROVE ~~xxxxcorporationxx~~

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

ROBIN K. HARGROVE

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

Lot G, in Block 14, according to the survey of Riverwood,  
 Fifth Sector, as recorded in Map Book 8, Page 121, 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. Book 39,  
 Page 880 in 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
- (CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, To the said

ROBIN K. HARGROVE, her

heirs and assigns forever.

And said Altadena Manor, Ltd., a partnership  
 and assigns, covenant with said

does for itself, its successors

ROBIN K. HARGROVE, 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

ROBIN K. HARGROVE, her

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

Altadena Manor, Ltd., a partnership By: Gibson-Anderson-

IN WITNESS WHEREOF, the said/ 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 December, 19 85

Altadena Manor, Ltd., a partnership  
 By: Gibson-Anderson-Evins, Inc.

ATTEST:

By

L.S. Evins, III

Its 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.  
 whose name as xxxxxxxxxxxxxxxxxx President xxxxxx as General Partner of Altadena Manor, Ltd., a partnership,  
 xxxxxxxxxxxxxxxxxx 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 December, 19 85

*Karen M. Horton*  
 Notary Public

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(CONTINUED FROM FRONT)

SUBJECT TO:

Terrace as shown by plat.

3. Public utility easements as shown by recorded plat, including 10 foot easement on Southerly 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.

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

1986 JAN -3 AM 9:38

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

RECORDING FEES

|               |    |              |
|---------------|----|--------------|
| Mortgage Tax  | \$ | _____        |
| Deed Tax      |    | <u>6.50</u>  |
| Mineral Tax   |    | _____        |
| Recording Fee |    | <u>5.00</u>  |
| Index Fee     |    | <u>1.00</u>  |
| TOTAL         | \$ | <u>12.50</u> |

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

Office of the Judge of Probate:

TO \_\_\_\_\_

CHARLES A. J. DEVEREUX, JR.  
ATTORNEY AT LAW  
613 SHELBY STREET, SUITE 203  
BIRMINGHAM, AL 35203

Recording Fee \$ \_\_\_\_\_

Deed Tax \$ \_\_\_\_\_

This Form Furnished By

ALABAMA TITLE CO., INC.  
615 North 21st Street  
Birmingham, Alabama

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017 JAN 27 1986