

Send Tax Notice To:

CHERYL R. NUNN

3033 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

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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,  
(\$61,750.00 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 CHERYL R. NUNN

XXXXXX

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

CHERYL R. NUNN

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

Lot A, Block 15, 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 1/106th interest in the common area as  
set forth in the Declarations recorded in Misc. Book 39,  
Page 880; 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

CHERYL R. NUNN, her

heirs and assigns forever.

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

CHERYL R. NUNN, her

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

CHERYL R. NUNN, 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, 1985

ATTEST:

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

By: L.S. Evins, III Its President

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, L.S. Evins, III, whose name as a Notary Public in and for said County, in  
said State, hereby certify that as General Partner of Altadena Manor, Ltd., a partnership,  
XXXXXX 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, 1985.

Karen M. Horton

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 and a 5 foot easement on the Westerly 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 Centroll Bell by instrument recorded in Deed Book 334, Page 207 in Probate Office.
7. Agreement with Alabama Power 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 9:21

*Thomas A. Shivers, 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>

BOOK 055 PAGE 634

CHARLES R. SHIVERS, JR.  
JUDGE OF PROBATE  
803 SHEDS BIRMINGHAM, ALA. 35203

TO

WARRANTY DEED

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

Office of the Judge of Probate:

Recording Fee \$ \_\_\_\_\_  
Deed Tax \$ \_\_\_\_\_

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