

Send Tax Notice To:

Jacqueline L. Vande Lune

3057 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-FOUR THOUSAND AND NO/100-----DOLLARS,
(\$60,800.00 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, xxxcorporation,
in hand paid by JACQUELINE L. VANDE LUNE,

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

JACQUELINE L. VANDE LUNE
the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot C, in 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 1/106th 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 Terrace as
shown by plat.
- (CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, To the said

JACQUELINE L. VANDE LUNE, her

heirs and assigns forever.

And said ALTADENA MANOR, LTD., a partnership,
and assigns, covenant with said

does for itself, its successors

JACQUELINE L. VANDE LUNE, 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

JACQUELINE L. VANDE LUNE, 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 31st

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, L. S. Evins, III, whose name as President of Gibson-Anderson-Evins,
said State, hereby certify that / Inc., as General Partner of ALTADENA MANOR, LTD., a partnership,
xxxcorporation, 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 31st day of

December, 19 85

Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

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

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

1986 JAN -7 AM 10: 22

Thomas A. Shanderson, 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>

7A JAN 27 1986

CHARLES A. J. EMMERS, JR.
ATTORNEY AT LAW
813 Shades Creek Road, Suite 203
Enterprise, AL 36033

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

Book 056 Page 47-A