

Send Tax Notice To:

MARIAN JO GUNTER

3053 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-NINE THOUSAND AND NO/100 DOLLARS,
(\$64,000.00 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 partnership
in hand paid by

MARIAN JO GUNTER

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
MARIAN JO GUNTER

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

Lot B, 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 the 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

MARIAN JO GUNTER, her

heirs and assigns forever.

And said
and assigns, covenant with said

ALTADENA MANOR, LTD., a partnership,
MARIAN JO GUNTER, 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

MARIAN JO GUNTER, her

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

IN WITNESS WHEREOF, the said/ Inc., General Partner,
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, 1985.

ALTADENA MANOR, LTD., a partnership
By: GIBSON-ANDERSON-EVINS, INC.

By: L. S. Evins, III, Its President

ATTEST:

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned,
said State, hereby certify that L. S. Evins, III, whose name as President of Gibson-Anderson-Evins,
Inc as General Partner of Altadena Manor, Ltd., a 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 31st day of December, 1985.

Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

- Terrace as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 foot easement on South.
 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 10:24

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>5.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>11.00</u>

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF _____

Office of the Judge of Probate:

TO

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
813 Shades Creek Parkway Suite 203
Birmingham, AL 35209

Recording Fee \$ _____
Deed Tax \$ _____

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

CG 304 PAGE 55
BOOK 950

23 JAN 30 1986