

Send Tax Notice To:

Gibson-Anderson-Evins, Inc.

1037 22nd Street, South, Suite 202

Birmingham, Alabama 35205

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

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Ten Dollars and other good and valuable considerations

~~XX~~DOLLARS

to the undersigned grantor, ALTADENA MANOR, LTD., a partnership
in hand paid by Gibson-Anderson-Evins, Inc.

~~XXXX~~corporation

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

Gibson-Anderson-Evins, Inc.
the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot A, in Block 17, according to the survey of Riverwood,
Fifth Sector, as recorded in Map Book 8, Page 121 in the
Probate Office of Shelby County, Alabama; being situated
in 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.

Mineral and mining rights excepted.

(CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, To the said

Gibson-Anderson-Evins, Inc., its successors

~~heirs~~ and assigns forever.

And said
and assigns, covenant with said

ALTADENA MANOR LTD., a partnership,

does for itself, its successors

Gibson-Anderson-Evins, Inc., 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

Gibson-Anderson-Evins, Inc., its successors

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

ALTADENA MANOR, LTD., a partnership, by Gibson-Anderson-Evins,

IN WITNESS WHEREOF, the said/ 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 January, 1986.

ATTEST:

ALTADENA MANOR, LTD., a partnership
By: Gibson-Anderson-Evins, Inc.

By L. S. Evins, III, Its President

Secretary

STATE OF
COUNTY OF

ALABAMA
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,
~~whose name as President of ALTADENA MANOR, LTD., a partnership,~~
~~XXXX~~ 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

January, 1986.

Bradley Arant

Charles A. J. Beavers, Jr.
Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1986.
2. Building setback line of 25 feet reserved from Creek Bottom Lane and Riverwood Terrace as shown by plat.
3. Public utility easements as shown by recorded plat, including a 10 foot easement on the South side and a 20 foot easement on the East side for sanitary sewer utilities.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 39, Page 880 and Misc Book 48 Page 281 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 Deed Book 334, Page 207 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 903 in Probate Office.
9. Easements, restrictions, and rights-of-way of record.

61 MAR 090 1986

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

1986 FEB -6 PM 12: 12

Thomas P. [Signature]
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	50
Deed Tax		
Mineral Tax		5.00
Recording Fee		1.00
Index Fee		
TOTAL	\$	6.50

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