

Send Tax Notice To:

Margaret A. Mayfield
3004 Riverwood Terrace
Birmingham, Alabama 3 5243

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 1-14

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 FIVE HUNDRED AND NO/100----- DOLLARS,
(\$61,250.00 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 Margaret A. Mayfield

~~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

Margaret A. Mayfield,
the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot B, Block 9, according to the amended map of Riverwood, 7th Sector
as recorded in Map Book 9, Page 81, in the Probate Office of Shelby
County, Alabama.

Together with an undivided 1/106 interest in the common area as set forth
in declaration recorded in Misc. Book 39, Page 880.

Being situated in Shelby County, Alabama.

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

Margaret A. Mayfield, her

heirs and assigns forever.

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

does for itself, its successors

Margaret A. Mayfield, 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

Margaret A. Mayfield, her

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

Altadena Manor, Ltd., a partnership, by Gibson-

IN WITNESS WHEREOF, the said Anderson-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 January, 19 86.

ATTEST:

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

By: L.S. Evins, III President

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 January, 19 86.

Notary Public

Bradley, Arant,

(CONTINUED FROM FRONT)

SUBJECT TO:

3. Public utility easements as shown by recorded plat, including a 10 foot easement on the North, a 5 foot easement on the South; a 20 foot Utilities easement and a 5 foot sanitary and sewer easement as shown by map.
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 37, Page 243, in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Deed Book 34, Page 819 and covenants pertaining thereto recorded in Deed Book 34 Page 822 in Probate Office.
7. 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.
8. Easements, restrictions and rights-of-way of record.

BOOK 059 PAGE 983

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

1986 FEB -6 AM 10:52

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	_____
Mineral Tax	_____
Recording Fee	500
Index Fee	100
TOTAL	\$ 600

059 020
CHAS. W. HENDERSON, JR.
JUDGE OF PROBATE
600 SOUTH CHASE DRIVE, SUITE 203
BIRMINGHAM, AL 35209

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