

(Name) Edward L. Goldblatt
 206 Gables Drive
 (Address) Birmingham, AL 35244
 #10-9-30-0-001-004.09

This instrument was prepared by

(Name) Gene W. Gray, Jr.
 110 Office Park Drive, Suite 230
 (Address) Birmingham, AL 35223

Form TICOR 5300 1-84
 CORPORATION FORM WARRANTY DEED--TICOR TITLE INSURANCE

STATE OF ALABAMA }
 COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-two thousand five hundred and NO/100-----DOLLARS,

to the undersigned grantor, Riverchase Properties, an Alabama/General Partnership a corporation.
 in hand paid by

Edward L. Goldblatt

the receipt of which is hereby acknowledged, the said

Riverchase Properties, an Alabama General Partnership
 does by these presents, grant, bargain, sell and convey unto the said

Edward L. Goldblatt

the following described real estate, situated in Shelby County, Alabama.

The property conveyed by this deed is described on Exhibit "A" attached hereto and made a part hereof.

All of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said Edward L. Goldblatt, his
 heirs and assigns forever.

And said Riverchase Properties, an Alabama General Partnership does for itself, its successors and assigns, covenant with said Edward L. Goldblatt, his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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

Edward L. Goldblatt, his

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

IN WITNESS WHEREOF, the said Riverchase Properties, an Alabama/General Partnership by its
 Partner, Southwood Park Estates, Inc., who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 22nd day of January, 1986
 Riverchase Properties, and Alabama General Partnership by:

ATTEST:

Southwood Park Estates, Inc., Partner

By [Signature] Vice-President

Secretary

STATE OF }
 COUNTY OF }

I, a Notary Public in and for said County, in
 said State, hereby certify that
 whose name as President of
 a corporation, 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.

Given under my hand and official seal, this the day of , 19

[Signature]

Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that E. C. Gardner, whose name as Vice President of Southwood Park Estates, Inc. a corporation as Partner of Riverchase Properties, an Alabama General Partnership, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of said deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as Partner as aforesaid.

Given under my hand and seal on this 22nd day of January, 1986.


Notary Public

100-204130-1003

RETURN TO: Gene W. Gray, Jr.
110 Office Park Drive
Suite 230
Birmingham, AL 35223

Riverchase Properties, an Alabama
General Partnership
TO General Partner

Edward L. Goldblatt

WARRANTY DEED

STATE OF ALABAMA }
COUNTY OF Shelby }

Office of the Judge of Probate:

LAND TITLE COMPANY
310 NORTH 20TH STREET
BIRMINGHAM, AL 35203

Recording Fee \$
Deed Tax \$

This form furnished by:
 **TICOR TITLE INSURANCE**
413 21st Street North, Birmingham, Alabama 35203
(205) 251-8484

Box 061 190 200 300 400 500 600 700 800 900 1000

EXHIBIT "A"

Unit 206, Building 2, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340, and By-Laws amended in Real Volume 50, page 325, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, in the Probate Office of Shelby County, Alabama. Subject to:

3. Taxes due in the year 1986 which are a lien but not due and payable until October 1st, 1986.
4. 15' Easement on rear; 50' easement on rear and 25' easement on northeast corner on rear as shown by recorded map. All easements are for the purpose of sanitary sewer access.
5. Mineral and mining rights and rights incident thereto recorded in Volume 4, page 464 and Volume 127, page 140, in the Probate Office of Shelby County, Alabama.
6. Agreement with Blue Cross-Blue Shield recorded in Misc. Book 19, page 690, in said Probate Office.
7. Declaration of protective covenants, agreements, easements, charges and liens for Riverchase (Business) recorded in Misc. Book 13, page 50 as amended by Amendment No. 1 in Misc. Book 15, page 189 and further amended by Amendment No. 2 recorded in Misc. Book 19, page 633, in said Probate Office.
8. Item #6 in deed recorded in Deed Book 331, page 757 to wit: Said property conveyed by this instrument is hereby restricted to use as a multi-family development and related uses with a density not to exceed twelve (12) units per acre as defined in the Riverchase Architectural Committee Development Criteria for Planned MultiFamily (PR-2) District of Riverchase dated April 11, 1980 unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in paragraph 5 in deed, said restrictions to be effective for the same period of time as the Riverchase Business Covenants.
9. Right of way to Alabama Power Company recorded in Volume 347, page 472, in said Probate Office.
10. Terms and conditions as set forth in the Declaration of Condominium, By-Laws and Amendments recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340, and By-Laws amended in Real Volume 50, page 325, in said Probate Office.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 FEB 18 AM 8:27

J. R. ...
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		
Mineral Tax		
Recording Fee		750
Index Fee		100
TOTAL	\$	850