

Send Tax Notice To:

VIRGINIA U. LANDERS

2592 Riverwood Terrace

Birmingham, Alabama 35243

147

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 FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100----- DOLLARS, (\$56,900.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.) to the undersigned grantor, Gibson-Anderson-Evins, Inc., a corporation, in hand paid by VIRGINIA U. LANDERS

the receipt of which is hereby acknowledged, the said

Gibson-Anderson-Evins, Inc.,

does by these presents, grant, bargain, sell and convey unto the said

VIRGINIA U. LANDERS

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

Lot C, Block 8, according to the amended map of Riverwood, Third Sector, as recorded in Map Book 8, Page 103, in the Probate Office of Shelby County, Alabama. Together with an undivided 1/106 interest in the common area as set forth in the Declarations recorded in Misc. Book 39, Page 880, in said Probate Office.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1986.
2. 25' building line on front as shown by recorded map.
3. 10' easement on rear, 20' easement through center and 5' easement on front as shown by recorded map.
4. Restrictions recorded in Misc. Volume 39, Page 880 and Misc. Volume 48, Page 281 in the Probate Office of Shelby County, Alabama.

(CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, To the said

VIRGINIA U. LANDERS, her

heirs and assigns forever.

And said Gibson-Anderson-Evins, Inc., and assigns, covenant with said

VIRGINIA U. LANDERS, 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

VIRGINIA U. LANDERS, her

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

IN WITNESS WHEREOF, the said Gibson-Anderson-Evins, Inc.,

by its

President, L.S. Evins, III

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 28th day of February, 1986

ATTEST:

Gibson-Anderson-Evins, Inc.,

By

L.S. Evins, III

its

L.S. Evins, III

President

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L.S. Evins, III whose name as President of Gibson-Anderson-Evins, Inc., 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 28th day of February, 1986

Bradley, Arant

Charles A. J. Beavers, Jr.

Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

5. Agreement with Alabama Power Company recorded in Misc. Volume 48, Page 278 in said Probate Office.
6. Right of way to South Central Bell recorded in Volume 342, page 272 and Volume 334, Page 207 in said Probate Office.
7. Mineral and mining rights and rights incident thereto recorded in Volume 327, Page 346 in said Probate Office.
8. Easements, restrictions and rights-of-way of record.

1. Deed Tax	\$ 3 ⁰⁰
2. Mig. Tax	
3. Recording Fee	5 ⁰⁰
4. Indexing Fee	1 ⁰⁰
TOTAL	9 ⁰⁰

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

1986 MAR -4 AM 9:53

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

608 PAGE 290
BOOK

CHARLES A. J. BEAVERS, JR.
ATTORNEY AT LAW
813 Shades Creek Pkwy 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