

55346
SEND TAX NOTICE TO:

(Name) Robert William Sanford, Jr.
Melanie Sanford
(Address) 602 Gables Drive
Birmingham, AL 35244
#10-9-30-0-001-004.09

This instrument was prepared by ⁶⁶⁷ GENE W. GRAY, JR.
ATTORNEY AT LAW
(Name) 110 Office Park Dr., Suite 230
Birmingham, Alabama 35223
(Address) Telephone (205) 870-3523

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-Eight Thousand Four Hundred and no/100 Dollars-----

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership ~~and its partners~~
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

Robert William Sanford, Jr. and Melanie Sanford

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama.

See Exhibit "A" attached hereto and made a part hereof.

\$64,950.00 of the consideration was paid from the proceeds of a
mortgage loan.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the

day of 19

ATTEST:

RIVERCHASE PROPERTIES, AN ALABAMA GENERAL
PARTNERSHIP

By: Southwood Park Estates, Inc., Partner

By *E. C. Gardner*
E. C. Gardner, its Vice President

Secretary

STATE OF }
COUNTY OF

I,
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

Land Title

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 24th day of February, 1986

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 MAR 13 AM 8:48

James H. [Signature]
JUDGE OF PROBATE

[Signature]
NOTARY PUBLIC

EXHIBIT "A"
1. Deed Tax \$ 3.50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 9.50

Unit 602, Building 6, 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 amended in Real 59, page 19 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, and amended in Map Book 9, page 135 in the Probate Office of Shelby County, Alabama. Subject to:

Taxes due in the year 1986 which are a lien but not due and payable until October 1st, 1986.

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.

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.

Agreement with Blue Cross-Blue Shield recorded in Misc. Book 19, page 690, in said Probate Office.

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.

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 Multi-Family (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.

Right of way to Alabama Power Company recorded in Volume 347, page 472, in said Probate Office.

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 Real Volume , page and By-Laws amended in Real Volume 50, page 325 in said Probate Office.