

SEND TAX NOTICE TO.

This instrument was prepared by

(Name) Rebecca J. Stephens
505 Gables Drive
(Address) Birmingham, AL 35244
#10-9-30-0-001-004.09

(Name) Gene W. Gentry, Jr. 661
110 Office Park Drive Suite 230
(Address) Birmingham, Alabama 35223

Form TICOH 500 184
CORPORATION FORM WARRANTY DEED-TICOH TITLE INSURANCE

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

That in consideration of Fifty-Two Thousand Seven Hundred Fifty and no/100----- DOLLARS,

to the undersigned grantor, RIVERCHASE PROPERTIES, an ALABAMA GENERAL PARTNERSHIP
in hand paid by
Rebecca J. Stephens

the receipt of which is hereby acknowledged, the said
RIVERCHASE PROPERTIES
does by these presents, grant, bargain, sell and convey unto the said
Rebecca J. Stephens

the following described real estate, situated in SHELBY COUNTY, ALABAMA
The Property conveyed hereby is described on EXHIBIT "A" attached hereto and made
a part hereof.

\$ 50,100.00 of the consideration recited above was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said
Rebecca J. Stephens, her
heirs and assigns forever.

And said RIVERCHASE PROPERTIES, an ALABAMA GENERAL PARTNERSHIP does for itself, its successors
and assigns, covenant with said
Rebecca J. Stephens, her
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances 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
Rebecca J. Stephens, her
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said RIVERCHASE PROPERTIES
PARTNER, SOUTHWOOD PARK ESTATES, INC.
has hereto set its signature and seal, this the
ATTEST:
by its
, who is authorized to execute this conveyance,
day of , 1986
RIVERCHASE PROPERTIES, an ALABAMA GENERAL
PARTNERSHIP
by: SOUTHWOOD PARK ESTATES, INC., PARTNER

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

STATE OF
COUNTY OF }

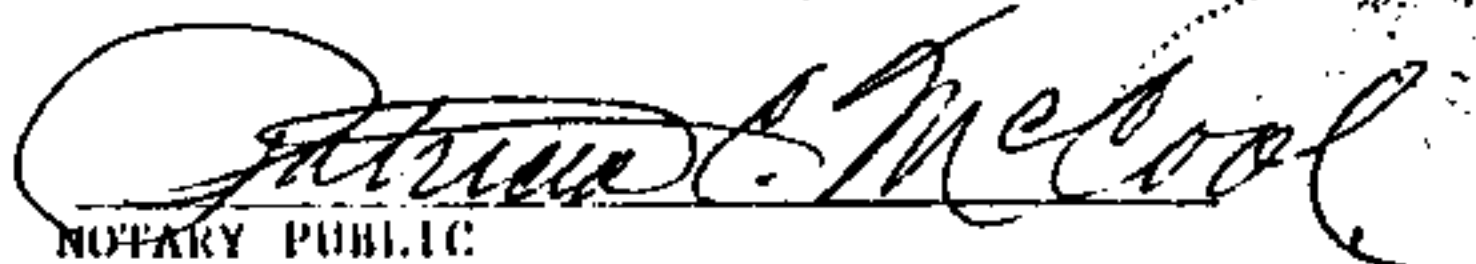
I,
said State, hereby certify that
whose name as President of
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

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

Liquid Title
Here

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


NOTARY PUBLIC

BOOK 063 PAGE 917

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

1986 MAR 13 AM 8:26

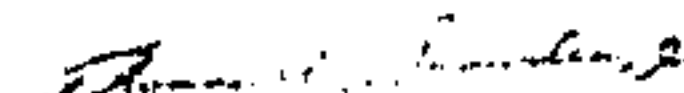

JUDGE OF PROBATE

EXHIBIT "A"

1. Deed Tax	\$ <u>300</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>900</u>

Unit 505, Building 5, 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.