

500.00

(776)

This instrument was prepared by:
Jerome K. Lanning
1100 Park Place Tower
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Southwood Park Estates, Inc., a corporation, and BHN Corporation, a corporation (herein referred to as "Grantors"), in hand paid by Riverchase Properties, an Alabama general partnership comprised of Southwood Park Estates, Inc., a corporation and BHN Corporation, a corporation (herein referred to as "Grantee"), the receipt of which is hereby acknowledged by Grantors, Grantors do by these presents grant, bargain, sell and convey unto Grantee the following described real estate situated in the City of Hoover, Shelby County, Alabama, to-wit:

Units 501 through 510, inclusive, in Building No. 5, Units 601 through 610, inclusive, in Building No. 6, and Units 701 through 710, inclusive, in Building No. 7, 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 Book 10, Page 177, et seq., in the Office of the Judge of Probate of Shelby County, Alabama, as amended by an Amendment to Declaration of Condominium recorded in Real Book 50, at Page 327, et seq., in said Probate Office, and as further amended by Amendment to Declaration of Condominium recorded in Real Book 150, at Page 340, et seq., in said Probate Office, and re-recorded in Real Book 50, at Page 942, et seq., and as further amended by Third Amendment to Declaration of Condominium recorded in Real Book 59, Page 19, et seq., in said Probate Office (said Declaration, as amended, being herein referred to as the "Declaration"), together with an undivided interest in the common elements as set forth in the aforesaid Declaration, said Units being more particularly described in the floor plans and architectural drawings of The Gables, a Condominium, as recorded in Map Book 9, Page 135, in said Probate Office (the "Premises").

Said conveyance is made subject to ad valorem taxes for the current tax year and to easements, restrictions and liens of record.

TO HAVE AND TO HOLD under the Grantee and its successors and assigns, forever.

Grantors do for themselves, and for their successors and assigns, covenant with Grantee, and its successors and assigns, that they are lawfully seized in fee simple of the Premises; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend title to the Premises unto the Grantee and its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals this 14th day of March, 1986.

Southwood Park Estates, Inc.,
a corporation

By: [Signature]
Its Vice President



BOOK 071 PAGE 667

Land Title Co.

BHN Corporation, a corporation

By: W. C. H.

Its President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that B. C. Gardner whose name as Vice President of Southwood Park Estates, Inc., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 14th day of March, 1986.

Patricia C. McCoil
Notary Public

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William C. H. H. whose name as President of BHN Corporation, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 14th day of March, 1986.

Patricia C. McCoil
Notary Public

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

1986 MAY 13 AM 8:51

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1.50

2. Mtg. Tax 0.00

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL 7.50