

Send Tax Notice To:

SUSAN R. JONES

3040 Riverwood Terrace

Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers, Jr.

Bradley, Arant, Rose & White

NAME:

813 Shades Creek Parkway, Suite 203

ADDRESS: Birmingham, Alabama 35209

Form 1-1-6

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 SIXTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS,

to the undersigned grantor, GIBSON-ANDERSON-EVINS, INC.
in hand paid by SUSAN R. JONES,

a corporation,

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
SUSAN R. JONES,

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

Lot D, Block 10, according to the Amended Map of Riverwood, 7th Sector,
as recorded in Map Book 9, Page 81, in the Probate Office of Shelby
County, Alabama, together with an undivided 1/106 interest in the
common area as set forth in Declaration recorded in Misc. Vol. 39,
Page 880, in said Probate Office.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1986.
2. 25' Building line as shown by recorded map.
3. 5' Easement on front, 10' easement on rear and 20' easement
as shown by recorded map.

(CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, To the said

SUSAN R. JONES, her

heirs and assigns forever.

And said GIBSON-ANDERSON-EVINS, INC.,
and assigns, covenant with said

SUSAN R. JONES, 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

SUSAN R. JONES, her

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

IN WITNESS WHEREOF, the said GIBSON-ANDERSON-EVINS, INC.,

President, L.S. EVINS, III

by its
, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 30th day of May, 1986

ATTEST:

GIBSON-ANDERSON-EVINS, INC.

By

Its

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned,
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 apprised 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.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 30th day of

May

1986

(\$48,500.00 of the purchase price was paid from a mortgage loan
closed simultaneously with delivery of this deed.)

Notary Public

SUBJECT TO:

- SUBJECT 10:
4. Right of way to Alabama Power Company recorded in Real 37, Page 243, in the Probate Office of Shelby County, Alabama.
 5. Mineral and mining rights and rights incident thereto recorded in Vol. 327, Page 906, in said Probate Office.
 6. Right of way to South Central Bell recorded in Vol. 277, Page 219 and Vol. 277, Page 242, in said Probate Office.
 7. Right of way to Alabama Power Company recorded in Vol. 220, Page 43, Vol. 266, Page 741, Vol. 247, Page 422 and Vol. 279, Page 387, in said Probate Office.
 8. Restrictions contained in Misc. Vol. 39, Page 880, in said Probate Office.
 9. Easements, restrictions and rights-of-way of record.

1986 JUN -6 AM 11: 13

1. Deed Tax \$ 20.00

2. Mtg. Tax _____

3. Recording Fee 5.00

4. Indexing Fee 1.00

TOTAL 26.00

BOOK 075 PAGE 235

100

BEAVERS, 10
AT LAY
FROM 10:00
AL 1000

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