

Send Tax Notice To:

SHANNON SAULS

3008 Riverwood Terrace

Birmingham, Alabama 35243

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 1-1-6

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-FIVE THOUSAND AND NO/100 DOLLARS,

to the undersigned grantor, Altadena Manor, Ltd., a limited partnership,
in hand paid by SHANNON SAULS,

~~xxx corporation~~

the receipt of which is hereby acknowledged, the said

Altadena Manor, Ltd., a limited partnership,
does by these presents, grant, bargain, sell and convey unto the said
SHANNON SAULS,

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

Lot C, Block 9, 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 for each lot, as set forth in Declaration recorded in
Misc. Book 39, Page 880.

BOOK 084 PAGE 874

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1986.
2. 25' building line as shown by recorded map.
3. Varying easement front, 20' easement through lot and 10' easement
rear as shown by recorded map.

(CONTINUED ON REVERSE)

(\$58,500.00 of the purchase price was paid from a mortgage loan closed simultaneously
with delivery of this deed.)
TO HAVE AND TO HOLD, To the said

SHANNON SAULS, her

heirs and assigns forever.

And said Altadena Manor, Ltd., a limited partnership,
and assigns, covenant with said

SHANNON SAULS, 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

SHANNON SAULS, her

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

IN WITNESS WHEREOF, the said Altadena Manor, Ltd., a limited partnership, by its
Gibson-Anderson-Evins, Inc., General Partner,
President, L.S. Evins, III, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 31st day of July, 1986

ATTEST:

Altadena Manor, Ltd., a limited partnership
By: Gibson-Anderson-Evins, Inc., General Partner,

By: L.S. Evins, III Its 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.,
whose name as ~~President of Altadena Manor, Ltd., a limited partnership,~~
~~xxx 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 in its capacity as General Partner of said
Partnership.

Given under my hand and official seal, this the 31st day of July, 1986.

Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

4. Right of way to Alabama Power Company recorded in Real 37, Page 243, Real 34, Page 819, Real 34, Page 822, Volume 220, Page 43, Volume 266, Page 741, Volume 247, Page 422 and Volume 279, Page 387 in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and rights incident thereto recorded in Volume 327, Page 906 in said Probate Office.
6. Right of way to South Central Bell recorded in Volume 277, Page 219 and Volume 277, Page 242 in said Probate Office.
7. Easements, restrictions and rights-of-way of record.

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

1986 AUG -7 AM 9:17

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 6.50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 12.50

578 PAGE 875
BOOK 789

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