

Send Tax Notice To:
Harold Bascom Bates, Jr. and
Harold Bascom Bates, Sr.
3048 Riverwood Terrace
Birmingham, Alabama 35243

THIS INSTRUMENT PREPARED BY:
Charles A. J. Beavers, Jr.
NAME: Bradley, Axant, Rose & White
ADDRESS: 813 Shades Creek Parkway, Suite 203
Birmingham, Alabama 35209

Form 1-1-4

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 SEVENTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS,

to the undersigned grantor, Gibson-Anderson-Evins, Inc., a corporation, in hand paid by Harold Bascom Bates, Jr. and Harold Bascom Bates, Sr.,

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
Harold Bascom Bates, Jr. and Harold Bascom Bates, Sr.,

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

Lot F, 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 for each lot as set forth in Declaration recorded in Misc. Volume 39, Page 880.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1987.
2. 25' building line as shown by recorded map.
3. 20' easement, 20' easement, 10' easement rear, 5' easement South and a 10' easement East as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Real 37, Page 243, in the Probate office of Shelby County, Alabama.

(CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, To the said

Harold Bascom Bates, Jr. and Harold Bascom Bates, Sr., their heirs and assigns forever.

And said Gibson-Anderson-Evins, Inc., does for itself, its successors and assigns, covenant with said Harold Bascom Bates, Jr. and Harold Bascom Bates, Sr., their

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

Harold Bascom Bates, Jr. and Harold Bascom Bates, Sr., their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Gibson-Anderson-Evins, Inc., by its President, L.S. Evins, III, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of October 19 86

ATTEST:

Gibson-Anderson-Evins, Inc.

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 is President of Gibson-Anderson-Evins, Inc., a corporation, 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 and as the act of said corporation.

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

(\$66,750.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

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. Right of way to Alabama Power Company recorded in Volume 220, Page 43, Volume 266, Page 741, Volume 247, Page 422 and Volume 279, Page 387, in said Probate Office.
8. Restrictions recorded in Misc. Volume 39, Page 880 in said Probate Office.

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

1986 NOV -5 AM 8:59

John W. Anderson, Jr.
JUDGE OF ESTATE

1. Deed Tax \$ 5.00
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 11.00

189 098 PAGE 581

Recording Fee \$ _____
Deed Tax \$ _____

This Form Furnished By
ALABAMA TITLE CO., INC
615 North 21st Street
Birmingham, Alabama

WARRANTY DEED
STATE OF ALABAMA
COUNTY OF _____
Office of the Judge of Probate:

C. J. DUNN, JR.
313-222-5723
RECORDED 11-10-86
RECORDED 11-10-86

TO _____