

2098

This instrument was prepared by Carol H. Stewart,
3000 SouthTrust Tower, Birmingham, Alabama 35203

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

112,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the payment of TEN AND NO ONE-HUNDREDTHS DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantors, Brice H. Brackin, an individual and Ginger L. Alred, an individual, do, by these presents, grant, bargain, sell and convey unto BJB Partnership, an Alabama general partnership, Grantee, the following described real estate, situated in Shelby County, Alabama, to wit:

Unit 1 in Shelby Medical & B.O.A. Condominium, as more particularly described in the plat of Shelby Medical & B.O.A. Condominium recorded in Map Book 10, pages 65A-66, and the Declaration of Condominium of Shelby Medical & B.O.A. Condominium as recorded in Real Volume 106, page 815, in the Office of the Judge of Probate of Shelby County, Alabama, together with and undivided 60% interest in the Common Elements, as set forth in Article II of the aforesaid Declaration as it may have been or may hereafter be amended pursuant to said Declaration.

This property is not the homestead of either of the Grantors. These units are intended for and restricted to commercial and professional office use. Said conveyance shall be subject to the exceptions set forth on Exhibit A attached hereto.

The Grantee, by acceptance hereof, hereby expressly assumes and agrees to be bound by and to comply with all of the covenants, terms, provisions, and conditions set forth in or referred to by reference in such Declaration of Condominium of Shelby Medical & B.O.A. Condominium and the By-Laws of Shelby Medical & B.O.A. Condominium Owners Association, for the operation and maintenance of the Condominium, including, but not limited to, the obligation to make payments of assessment for the maintenance and

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operation of the Condominium which may be levied against such Unit.

TO HAVE AND TO HOLD to the said Grantee, its heirs, representatives, successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance, have hereto set their signatures and seals this 29th day of December, 1986.

Brice H. Brackin
Brice H. Brackin

Ginger L. Alred
Ginger L. Alred

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STATE OF ALABAMA)
SHELBY COUNTY)

I, Carol H. Stewart, a Notary Public in and for said County in said State, hereby certify that Brice H. Brackin, whose name 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 above and foregoing conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 29th day of December, 1986.

Carol H. Stewart
Notary Public

My Commission Expires: 8/31/87

STATE OF ALABAMA)
SHELBY COUNTY)

I, Carol H. Stewart, a Notary Public in and for said County in said State, hereby certify that Ginger L. Alred, whose name 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 above and foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 29th day of December, 1986.

Carol H. Stewart
Notary Public

My Commission Expires: 8/31/87

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

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

EXHIBIT "A"

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1. Advalorem taxes for the year 1987 which said taxes are not due and payable until October 1, 1987.
 2. Transmission line crossing western boundary of property as shown on survey of Kenneth B. Weygand dated 12/20/86.
 3. Encroachment of asphalt over lot line on West, East and South as shown on Survey of Kenneth B. Weygand dated 12/20/86.
 4. Steam Pipe traversing Southern portion of property as shown on Survey of Kenneth B. Weygand dated 12/20/86.
 5. Terms and conditions, declaration of agreements, covenants, restrictions, easements and conditions as set forth in the Declaration of Condominium recorded in Real 106, page 815 in the Probate Office of Shelby County, Alabama.
 6. Rights of parties in land, foundations, roof and wall and common elements as set forth in Declaration of Condominium recorded in Real 106, page 815 in said Probate Office.
 7. Provisions and Powers, By-Laws, rules, regulations, restrictions, covenants and other provisions of the By-Laws of Shelby Medical & B.O.A. Condominium Owners Association recorded in Real 106, page 815 in said Probate Office.
 8. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 138, page 84, Deed Book 192, page 496, Deed Book 60, page 66, Deed Book 57, page 379, Deed Book 48, page 617 and Deed Book 113, page 320 in said Probate Office.
 9. Right of way granted to Shelby County by instrument recorded in Deed Book 104, page 110 and Deed Book 167, page 355 in said Probate Office.
 10. Easement to American Telephone and Telegraph as shown by instrument recorded in Deed Book 109, page 191 in said Probate Office.

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

1986 DEC 29 PM 4:20

Thomas A. [Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 112.00
2. Mtg. Tax
3. Recording Fee 750
4. Indexing Fee 100
TOTAL 120.50