

2166

SEND TAX NOTICE TO:

(Name) David B. Adams
3084 Riverwood Terrace
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Charles A. J. Beavers, Jr.

(Address) 1400 Park Place Tower, Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-four Thousand Two Hundred (\$74,200.00) DOLLARS,

to the undersigned grantor, Gibson-Anderson-Evins, Inc. a corporation.
in hand paid by David B. Adams

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 David B. Adams

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

Lot B, Block 12, according to a Resurvey of Lots A, B, C, and D, Block 12, Riverwood, 7th Sector, as recorded in Map Book 10, 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. Volume 38, page 880, in said Probate Office.

Subject to items set forth on reverse.

\$70,450.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said David B. Adams, his

heirs and assigns forever.

And said Gibson-Anderson-Evins, Inc.
and assigns, covenant with said David B. Adams, his

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 unless otherwise noted 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 David B. Adams, his

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 23rd day of February, 19 87

ATTEST:

GIBSON-ANDERSON-EVINS, INC.

By L. S. Evins, III President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Charles A. J. Beavers, Jr. 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.
a 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.

Given under my hand and official seal, this the 23rd day of February, 19 87

Notary Public

BOOK 116 PAGE 915

TO

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF

Office of the Judge of Probate:

Recording Fee \$.....
Deed Tax \$.....

THIS FORM FROM

Lawyers Title Insurance Corporation

TITLE INSURANCE
BIRMINGHAM, ALABAMA

TITLE IS CONVEYED SUBJECT TO:

1. Current ad valorem taxes.
2. 25 foot building line as shown by recorded map.
3. 20 foot easement rear as shown by recorded map.
4. Right-of-way to Alabama Power Company recorded in Misc. Volume 37, page 243, Volume 220, page 43, Volume 266, page 741, Bolume 247, page 422, and Volume 279, page 387, in said Probate Office.
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. Restrictions recorded in Misc. Volume 39, page 880, in said Probate Office.
8. Easements, restrictions, reservations, and rights-of-way of record.

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

1987 FEB 26 PM 12:18

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>4.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>8.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>10.00</u>