

This instrument was prepared by

(Name) Thomas L. Foster Attorney 477

(Address) 1201 North 19th Street, Birmingham, Alabama 35234

SURVIVORSHIP
Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Eight Thousand Five Hundred and NO/100 (68,500.00) DOLLARS,

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership ~~XXXXXXXXXX~~

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Hugh E. Shivers and Sarah F. Shivers as joint tenants with right of survivorship (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Unit 702, Building 7, In The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, Page 327 and Real Volume 50, page 340 and re-recorded in Real 50, page 942 and Amended in Real 59, page 19 and further admended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book 9, page 135 and further amended by Map Book 10, page 49 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current tax year.

Also subject to easements, restrictions and encumbrances of record.

\$61,650.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR ~~by its~~ Riverchase Properties, an Alabama General Partnership authorized to execute this conveyance, hereto set its signature and seal, by E. C. Gardner, Vice - President, who is

this the 6th day of April 1987

ATTEST:

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

1987 MAY -6 AM 10:22 Secretary

STATE OF
COUNTY OF
I,

Alabama
Jefferson
JUDGE OF PROBATE
the undersigned

Riverchase Properties, an Alabama General Partnership by Southwood Park Estates, Inc.

By E. C. Gardner Vice-President

Deed TAX 7.00
Rec 2.50
Fees 1.00
10.50

a Notary Public in and for said County, in said State,

hereby certify that E. C. Gardner whose name as Vice-Pres. of Southwood Park Estates, Inc., a General Partner of Riverchase Properties, an Alabama General Partnership, 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 partnership and partner corporation.

Given under my hand and official seal, this the 6th day of April 1987