

1109

Send Tax Notice to:
Eugene R. Sheppard, III, 902 Gables Dr.
Birmingham, Al. 35244

This instrument was prepared by

(Name) Thomas L. Foster, Attorney
(Address) 1201 North 19th Street, Birmingham, Alabama 35234

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 Fifty Thousand Nine Hundred and NO/100 (50,900.00) DOLLARS,

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

Eugene R. Sheppard, III
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

BOOK 135 PAGE 548

Shelby County, Alabama, to-wit:
Unit 902, Building 9, 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 amehded 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.

\$30,900.00 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 encum-
brances, 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 E. C. Gardner, Vice- President, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 10th day of May 1987

ATTEST: STATE OF ALABAMA, SHELBY COUNTY
I HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT WAS FILED

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

1587 JUN 12 AM 11:53
1. Deed Tax \$ 20.00
2. Mfg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 23.50

By E. C. Gardner
E. C. Gardner, Vice- President

STATE OF Alabama
COUNTY OF Jefferson
I, _____
the undersigned

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 Gene
ral Partnership is signed
Partner of ~~XXXXXX~~ Riverchase Properties, an Alabama ~~XXXXXX~~
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 ~~XXXXXX~~ partnership and partner corporation.

Given under my hand and official seal, this the 10th

day of May 1987
[Signature]
Notary Public