[redacted] [redacted]

This instrument was prepared by 1174

(Name) Thomas L. Foster, Attorney

(Address) 1201 No. 19th St. B'ham, Al. 35234

Send tax notice to:
Gregory Alan Lanzi
1107 Gables Drive
Birmingham, AL. 35244

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

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF JEFFERSON)

That in consideration of ---Sixty-eight Thousand Nine Hundred and no/100 ($68,900.00)--- DOLLARS,
to the undersigned grantor, Riverchase Properties, an Alabama General Partnership ~~corporation~~
(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
Gregory Alan Lanzi
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Unit 1107, Building 11, 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, Real Volume 50, page 340 and re-recorded in Real 50, page 942, Real 165, page 578, and amended in Real 59, page 19 and further amended 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, further amended by Real 189, page 222 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, Map Book 10, page 49 and further amended by Map Book 12, page 50 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.

$62,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
88 AUG 15 PM 1:31
JUDGE OF PROBATE

BOOK 199 PAGE 412

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~~ E. C. Gardner, its Vice- President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 8th day of August, 1988

ATTEST:

1. Deed Tax $ 700
2. Mtg. Tax 250
3. Recording Fee ~~Secretary~~
4. Indexing Fee 100
TOTAL 1050

RIVERCHASE PROPERTIES, An Alabama General Partnership by SOUTHWOOD PARK ESTATES, INC.

By _____
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 general partner of Riverchase Properties, an Alabama General Partnership , 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~~ partnershp and partner corporation.

Given under my hand and official seal, this the 8th day of August, 1988

Notary Public

FORM-22