

TAX NOTICE TO: Mr. & Mrs. [redacted] C. Kennedy
1001 Gables Drive
Birmingham, AL. 35244

This instrument was prepared by

(Name) Thomas L. Foster, Attorney *2020*

(Address) 1201 N. 19th St., B'ham, AL. 35234

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---Sixty Nine Thousand & 00/100-----(\$69,000.00) DOLLARS

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership ~~corporation~~,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Edward C. Kennedy and Sonya R. Kennedy

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Unit 1001, Building 10, 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 and Real 222, page 691 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 existing easements, restrictions, encumbrances, rights of way, limitations,
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 67,450.00 of the consideration recited above was paid from a mortgage loan closed
simultaneously herewith.

1. Bond Tax	\$ 2.00
2. Mig Tax	_____
3. Recording Fee	2.50
4. Indexing Fee	2.00
TOTAL	6.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, E. C. Gardner
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of May 1989
RIVERCHASE PROPERTIES, an Alabama General
Partnership by Southwood Park Estates, Inc.

ATTEST:

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

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF JEFFERSON

89 MAY 31 AM 8:49

I, the undersigned
State, hereby certify that *E. C. Gardner*, a Notary Public in and for said County in said
whose name as Vice President 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,

Given under my hand and official seal, this the 24th day of May 1989

[Signature]
Notary Public

BOOK 240 PAGE 605