

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

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

See Tax Matter
Patricia McClellan Beach
1205 Gables Dr
Bham, AL. 35244

642

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 Six Thousand and 00/100-----(\$66,000.00) DOLLARS,

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership a 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

Patricia McClellan Beach

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 63,200.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 246 PAGE 409

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

this the 6th day of July 1989

ATTEST:

RIVERCHASE PROPERTIES, an Alabama General Partnership, by Southwood Park Estates, Inc.

Secretary

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- President of Southwood Park Estates, Inc. a General Partnership, 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 partnership and partner Corporation.

Given under my hand and official seal, this the 6th day of July, 1989

Thomas L. Foster

Notary Public

EXHIBIT "A"

Unit 1205, Building 12, 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, Real 222, page 691, and Real 238, page 241 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.

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

89 JUL 14 AM 9:26

JUDGE OF PROBATE

| | |
|------------------|-------------------|
| 1. Deed Tax | \$ <u>3.00</u> |
| 2. Mtg. Tax | <u> </u> |
| 3. Recording Fee | <u>5.00</u> |
| 4. Indexing Fee | <u>3.00</u> |
| TOTAL | <u>11.00</u> |

FORM 3648-04

BOOK 246 PAGE 410