

1738 Seal
Mr. & Mrs. Ben E. McWhorter
1206 Gables Dr.
Bham, AL. 35244

This instrument was prepared by
(Name) Thomas L. Foster, Attorney
(Address) 1201 N. 13th 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 Two Thousand Three Hundred and 00/100---(\$62,300.00) DOLLARS

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Ben E. McWhorter and Carol A. McWhorter

(herein referred to as GRANTEEES) 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 1206, 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.

BOOK 257 PAGE 640

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

Subject to ad valorem taxes for the current tax year.

\$30,600.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that 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 GRANTEEES, 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 8th day of September 19 89

TEST: I CERTIFY THIS INSTRUMENT WAS FILED
Deed tax - 3200
Rec. 252
Cert 110
Ind. 300
3850
89 SEP 21 PM 9:06

RIVERCHASE PROPERTIES, an Alabama General Partnership by Southwood Park Estates, Inc.
By: *E. C. Gardner*
E. C. Gardner, Vice-President

STATE OF ALABAMA
COUNTY OF JEFFERSON
Thomas L. Foster, Jr.
JUDGE OF PROBATE

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 Partner of Riverchase Properties, an Alabama General Partnership, 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 8th day of September 1989

Natl Bank of Commerce

[Signature]
Notary Public