

This instrument was prepared by
(Name) Thomas L. Foster, Attorney
(Address) 1201 N. 19th St., B'ham, AL. 35234

3490

Sent via notary to:
Mr. & Mrs. Edward C. Carpenter
1204 Gables Dr.
B'ham, AL 35244

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 Seven Thousand Eight Hundred Three & 00/100--(\$67,803.00) DOLLARS

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership a 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. Carpenter and Helen A. Carpenter

(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 1204, 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, page
41 through 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

1. Deed Tax	-----	\$ 68.00
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	\$ 2.50
4. Indexing Fee	-----	\$ 3.00
5. No Tax Fee	-----	\$
6. Certified Stamp Fee	---	\$ 1.00
Total	-----	\$ 74.50

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
89 OCT 13 AM 10:39
Thomas L. Foster, Jr.
JUDGE OF PROBATE

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 10th day of October 1989

ATTEST:

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 }

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
a corporation, is signed to the foregoing conveyance, and who is 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 10th day of October 19 89

[Signature]
Notary Public