

1883

Sent to Mr. Rudy U Junkins
1405 Gables Dr
Bham AL 35244

This instrument was prepared by
(Name) Thomas L. Foster, Attorney
(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 --Seventy Thousand Three Hundred & 00/100--(\$70,300.00) DOLLARS

to the undersigned grantor, Riverchase Properties, an Alabama General Partnership (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 Rudy Vanzel Junkins and Norma Thomas Junkins

(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:

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.

\$ 67,250.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 284 PAGE 603

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 contingent 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 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 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 27th day of March 1990

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, 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 partnership and partner corporation.

Given under my hand and official seal, this the 27th day of March 1990

[Signature]
Notary Public

EXHIBIT "A"

BOOK 284 PAGE 604

Unit 1405, Building 14, 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, Real 238, page 241, Real 269, page 270 further amended by eleventh amendment to declaration of condominium as recorded in Real 234, page 181 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

90 MAR 29 AM 9:20

JUDGE OF PROBATE

1. Deed Tax	\$ 3.50
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 13.50