

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Carl Bankston

(Address) 1303 Gables Drive
Birmingham, 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, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Seventy Thousand Five Hundred and 00/100-----(\$70,500.00)-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

Carl Bankston and Mary N. Bankston

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, 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.

\$ 64,113.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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Total

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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, Hugh Lazenby who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September 19 91

ATTEST:

RIVERCHASE PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP by BHN Corporation,

By Hugh Lazenby Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Hugh Lazenby
whose name as Vice

President of BHN Corporation, 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

30th day of September

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EXHIBIT "A"

Unit 1303, Building 13, 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, and Real Volume 50, Page 340, and re-recorded in Real Volume 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 284, 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.

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1. Deed Tax	\$ 6.50
2. Mtg. Tax	
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	
6. Certified Fee	\$ 1.00
Total	\$ 15.50

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

91 OCT 21 PM 12:22

JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
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