

Send tax notice to:
Philip S. Townsend and wife,
Linda A. Townsend
610 Gables Drive
Birmingham, Alabama 35244

This instrument prepared by:
Bobby C. Underwood
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty-Nine Thousand Nine Hundred and No/100 Dollars (\$59,900.00) in hand paid to the undersigned Mitsubishi International Corporation (hereinafter referred to as "Grantor") by Philip S. Townsend and wife, Linda A. Townsend (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 610, Building 6, 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 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, 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 thru 44, and amended in Map Book 9, Page 135 and further amended by Map Book 10, Page 49, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1993.
2. Title to all minerals of every kind and character within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 4, Page 464, Deed Book 127, Page 140, in the said Probate Office.
3. Land Use Agreement with Blue Cross Blue Shield as recorded in Book 19, Page 690, in the said Probate Office.
4. Right of Way to Alabama Power Company as recorded in Book 347, Page 472, in the said Probate Office.
5. Easements as shown by recorded plat.

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6. Restrictions appearing of record in Misc. Book 13, Page 50, Misc. Book 15, Page 189, Misc. Book 14, Page 536, Misc. Book 19, Page 633 Item #6 in Deed Book 331, Page 757, Misc. Book 17, Page 550, Real Book 27, Page 733 and Misc. Book 10, Page 177, in the said Probate Office.
7. Limitations and conditions as set forth in The Condominium Act of The State of Alabama.
8. Terms, conditions, limitations, as set forth in the Declaration of Condominium By-Laws and Amendments, 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 50, Page 942 Real 165, Page 578, and amended in Real 59, Page 19 and further amended by Corp. Volume 30, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws in Real Volume 27 Page 733, and amended in Real Volume 50, Page 325, in the said Probate Office.

(\$67,331.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD unto Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators 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, executors, administrators and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, Grantor, Mitsubishi International Corporation, by and through its attorney-in-fact, Yozo R. Nishikawa, has hereunto set its signature and seal on this the 21st day of December, 1992.

Mitsubishi International Corporation

By: _____


Yozo R. Nishikawa,
Its Attorney-in-Fact

STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Yozo R. Nishikawa, whose name as attorney-in-fact of Mitsubishi International Corporation, a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such attorney-in-fact and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 21st day of December, 1992.


Notary Public

[NOTARIAL SEAL]

My Commission expires: 8-26-93

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