

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

David Hunter

NAME / Robert R. Sexton, Esq.
✓ 2001 Park Place North, 900 Park Place Tower
ADDRESS Birmingham, AL 35203

209 Gables Drive

Birmingham, AL 35244

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Four Thousand Five Hundred & 00/100 ----- DOLLARS
(\$64,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

C. H. CRANDALL, JR. and wife, BARBARA JEAN CRANDALL

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DAVID HUNTER

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

\$61,750.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

06/21/1993-18026
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 15th
day of June, 1993.

(Seal)

(Seal)

(Seal)

C. H. Crandall Jr. (Seal)
C. H. CRANDALL, JR.
Barbara Jean Crandall (Seal)
BARBARA JEAN CRANDALL
Barbara Jean Crandall (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that C. H. CRANDALL, JR. and wife, BARBARA JEAN CRANDALL
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of June, A. D., 1993.

EXHIBIT A

Unit 209, Building 2, 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.

11. Advalorem Taxes for the year 1993, which said taxes are not due or payable until October 1, 1993.

12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 4, Page 464, and Volume 127, Page 140.

13. Agreement with Blue Cross-Blue Shield recorded in Misc. Book 19, Page 690, in said Probate Office.

14. Item #6 in Deed recorded in Deed Book 331, Page 757 to-wit: Said property conveyed by this instrument is hereby restricted to use as a multifamily development and related uses with a density not to exceed twelve (12) units per acre as defined in the Riverchase Architectural Committee Development Criteria for Planned Multi-Family (RR-2) District of Riverchase dated April 11, 1980, unless a change in use is authorized pursuant to the Riverchase Business Covenants, as described in Paragraph 5 in deed, said restrictions to be effective for the same period of time as the Riverchase Business Covenants.

15. Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 347, Page 472, and Book 220, Page 457.

16. Easement for installation, maintenance and operation of a sanitary sewer pipeline, as recorded in Book 97, Page 535, and Book 97, Page 541.

17. Easements and building line as shown on recorded map.

18. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Real Volume 269, Page 678.

19. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title created by the "Condominium Ownership Act", Chapter 8, Section 35-8-1 et seq, Code of Alabama 1975, and/or the "Alabama Uniform Condominium Act of 1991", Chapter 8A, Section 35-8A-101 et seq, Code of Alabama 1975, or set forth in the Declaration of Condominium of The Gables, a condominium dated 11/27/84 and recorded in Real Volume 10, Page 177; Real Volume 50, Page 327; Real Volume 50, Page 340; re-recorded in Real Volume 50, Page 942; Real Volume 59, Page 19; futher amended by Corporate Volume 30, Page 407; Real Volume 96, Page 855; Real Volume 97, Page 937; Real Volume 165, Page 578; Real Volume 189, Page 222; Real Volume 269, Page 270; Real Volume 284, Page 181, in the Probate Office of Shelby County, Alabama; in the By-Laws of The Gables a Condominium Association, Inc., recorded in Real Volume 10, Page 246, and amended in Real Volume 27, Page 733, amended in Real Volume 50, Page 325; futher amended in Real Volume 189, Page 222; Real Volume 222, Page 691; Real Volume 238, Page 241, futher amended in 11th Amendment to Declaration of Condominium in Real Volume 284, Page 181, in said Probate Office; in the Articles of Incorporation of The Gables Condominium Association, Inc., recorded in Real Volume 26, Page 922; amended in Real Volume 27, Page 735, in said Probate Office; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid.

20. Declaration of protective covenants, agreements, easements, charges and liens for Riverchase (Business) recorded in Misc. Book 13, Page 50, ~~1899-18026~~ by Amendment No. 1, in Misc. Book 15, Page 189 and futher amended by Amendment No. 2, recorded in Misc. Book 19, Page 633, in said Probate Office.

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