

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: John L. Cole, Atty.
P.O. Box 55536
ADDRESS: Birmingham, AL 35255

Geneva Pitchford
4906 Coz Cove
Helena, AL 35080

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration

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

Kenneth E. Pitchford and wife, Geneva Pitchford

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

Geneva Pitchford

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

LONG LEGAL ATTACHED

Inst # 1994-24384

08/04/1994-24384
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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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 14th day of Jan., 1994.

.....(Seal)
.....(Seal)
.....(Seal)

Kenneth E. Pitchford (Seal)
Geneva Pitchford (Seal)
.....(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 Kenneth E. Pitchford and wife, Geneva Pitchford whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of Jan. A. D., 1994.

John M. Cole
Notary Public.

LONG LEGAL

Unit 1731-B in Building 31D of Valley View, a Condominium, as established by that certain Declaration of Condominium of Valley View, a Condominium, which is dated December 2, 1980, and recorded in Real Volume 1995, Page 329, in the Probate Office of Jefferson County, Alabama (to which Declaration of Condominium a Plan is attached and filed in Map Book 127, Page 1, in said Probate Office, and to which Declaration the By-laws of Valley View Condominium Association, Inc. are attached as Exhibit "A" being filed in Real Volume 1995, at Page 353) and amended by Amendment No. 1 to said Declaration, dated April 6, 1981, filed for record April 15, 1981, and recorded in Real Volume 2046, Page 712, in said Probate Office (to which amendment a site plan of Valley View, a Condominium-Phase II is attached and filed for record in Map Book 128, Page 53) together with an undivided one-one hundred second (1/102) interest in the common elements assigned to said Unit 1731-B by said Declaration of Condominium of Valley View, a Condominium, as being defined in said Declaration, as amended by said Amendment No. 1, subject, however, to the reduction of said percentage if, as and when additional property, including additional common elements, is submitted to the provisions of said Declaration pursuant to Paragraph 23 thereof.

This property is subject to mortgage executed by Roger L. Barrett, to Johnson & Associates Mortgage Co., Inc. recorded in Real Volume 2077, Page 728, and transferred and assigned by instrument(s) recorded in Real Volume 2173, Page 690; Real Volume 2173, Page 684; Real Volume 2175, Page 973; Real Volume 2177, Page 678; Real Volume 2211, Page 278, Real Volume 2279, Page 446; and Real Volume 2482, Page 576.

This conveyance subject to:

- (1) Taxes for the year 1992 and subsequent years not yet due and payable;
- (2) Right of Way granted to Alabama Power Company by instruments recorded in Volume 5355, Page 221;
- (3) Rights of Birmingham Electric Company as set forth by instrument recorded in Volume 4162, Page 86 and Volume 4419, Page 339;
- (4) Right of Way to Alabama Power Company recorded in Volume 5355, Page 207;
- (5) Electric power line easement in favor of Alabama Power Company as referred to in instrument designated as "Release of Mortgage Priority on Easement Granted" recorded in mortgage Volume 5800, Page 156, The easement itself does not appear of record, but is located and shown on plat plans prepared by Walter Schoel, Jr. dated February 11, 1964;
- (6) Easements as shown on maps recorded in Map Book 29, Page 74, Map Book 127, Page 1; and Map Book 128, Page 53;
- (7) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney,

and limitations on title created by Alabama Condominium Ownership Act, SECTION 35-8-1 et seq., Code of Alabama 1975, or set forth in the Declaration of Condominium, dated December 2, 1980, and recorded in Real Volume 1995, Page 329; amended by Real Volume 1995, Page 371; Amendment No. 1 to said Declaration dated April 6, 1981 and recorded in Real Volume 2046, Page 712, in the Articles of Incorporation of Valley View Condominium Association, Inc., recorded in Real Volume 1995, Page 353; in any instrument creating the estate of interest insured by this policy; and in any allied instrument referred to in any of the instruments aforesaid;

(8) Easement and right of way granted Alabama Gas Corporation by instrument recorded in Volume 4645, Page 292;

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