

R94-1662

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

NANCYE L. AULT
1108 GABLES DRIVE
BIRMINGHAM, AL 35244

Inst # 1995-00338

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$69,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JOHN R. HAUSCHILD, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto NANCYE L. AULT, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

UNIT 1108, BUILDING 11, 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 RECORDED IN REAL VOLUME 50, PAGE 942, REAL 165, PAGE 578, AND AMENDED IN REAL VOLUME 59, PAGE 19, AND FURTHER AMENDED BY CORPORATE VOLUME 30, PAGE 407, AND IN REAL VOLUME 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 VOLUME 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.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 269, page 678.
3. Restrictions appearing of record in Real volume 189, page 222; Misc. volume 14, page 536; Misc. volume 17, page 550 and Misc. volume 34, page 549.
4. 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 127 page 140.

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SHELBY COUNTY JUDGE OF PROBATE
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5. Terms, covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by Condominium Ownership Act, Chapter 8, section 35-8-1 et. seq., Code of Alabama, 1975, as set forth in the Declaration of Condominium, By-Laws and Amendments recorded in Real volume 10, page 177 and amended in Corporate Volume 30, page 407, Real 59, page 19, Real 27, page 733, Real volume 50, page 327, and Real volume 50, page 340, and amended by Real 50, page 942, and further amended in Book 189, page 222, and in Book 284, page 181, and By-Laws amended in Real Volume 50, page 325, in said Probate Office.
6. Right-of-way granted to Alabama Power Company recorded in Volume 347, page 472, and Book 220, page 457.
7. Easement for installation, maintenance and operation of a sanitary sewer pipeline, as recorded in Book 97, page 535 and Book 97, page 541.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JOHN R. HAUSCHILD, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of December, 1994.


JOHN R. HAUSCHILD

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN R. HAUSCHILD, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of December, 1994.


Notary Public

My commission expires: 7/16/98

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