

Inst # 1998-07573

03/05/1998-07573
 09:34 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 003 MCD 22.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
 prepared by:

R. Shan Paden
 PADEN & PADEN
 Attorneys at Law
 100 Concourse Parkway, Suite 130
 Birmingham, Alabama 35244

SEND TAX NOTICE TO:

R. BRIAN BLAND
 1108 GABLES DRIVE
 BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY SIX THOUSAND FIVE HUNDRED and 00/100 (\$86,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, NANCY L. AULT, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto R. BRIAN BLAND, AN UNMARRIED PERSON, (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 40, PAGE 327 AND REAL VOLUME 40, PAGE 340 AND RE-RECORDED IN REAL VOLUME 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 VOLUME 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 333; REAL VOLUME 222, PAGE 691; REAL VOLUME 238, PAGE 241 AND REAL VOLUME 269, PAGE 270, FURTHER AMENDED BY ELEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM AS RECORDED IN REAL VOLUME 284, PAGE 181, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE AFORESAID MENTION 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 THROUGH 44, AND AMENDED IN MAP BOOK 9, PAGE 135 AND 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. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Easements, or claims of easements, not shown by the public records.
3. Restrictions appearing of record in 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 4, page 464 and Volume 127, page 140.
5. Agreement with Blue-Cross-Blue Shield recorded in Misc. Book 19, page 690, in said Probate Office.
6. Declaration of protective covenants, agreements, easements, charges and liens for Riverchase (Business) recorded in Misc. Book 13, page 50, as amended by Amendment No. 1, in Misc. Book 15, page 189 and further amended by Amendment No. 2, recorded in Misc. Book 19, page 633, in said Probate Office.
7. 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 (pr-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.
8. Terms and conditions 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 40, 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.
9. Right-of-way granted Alabama Power Company recorded in Volume 347, page 472 and Book 220, page 457.
10. Easement for installation, maintenance and operation of a sanitary sewer pipeline, as recorded in Book 97, page 535 and Book 97, page 541.
11. Easements and building line as shown on recorded map.
12. Right-of-way granted South Central Bell Telephone Company recorded in Real Volume 269, page 678.

\$77,850.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, NANCYE L. AULT, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 27th day of February, 1998.

Nancy L. Ault
NANCYE L. AULT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that NANCYE L. AULT, 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 27th day of February, 1998.

Robert S. Red
Notary Public

My commission expires: 7/14/98

Inst # 1998-07573

03/05/1998-07573
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 22.50