

This instrument was prepared by

John L. Hartman, III

(Name)

P. O. Box 846

Birmingham, AL 35201-0846

(Address)

Send Tax Notice To:

Clara Dana McWhorter

(Name)

1008 Gables Drive

Birmingham, AL 35244

(Address)

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-eight Thousand Nine Hundred and no/100 (\$88,900.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Sharon Landers, an unmarried woman

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

Clara Dana McWhorter

(herein referred to as grantee, whether one or more), the following described real estate situated in

Shelby

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

\$80,010 of the purchase price recited above has been paid from the proceeds of a mortgage loan executed simultaneously herewith.

Inst # 2000-15631

105/11/2000-15631
105/11/2000-15631 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
903 HHS 31.30

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, I have hereunto set my hand(s) and seal(s), this 9th day of

May 19, 2000

(Seal)

Sharon Landers
Sharon Landers

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that Sharon Landers, an unmarried woman, whose name(s) is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,
she, executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this the 9th day of May 19 2000

Notary Public John L. Hartman, III

Return to: _____
TO _____

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF _____

Recording Fee \$ _____
Deed tax \$ _____

This Form Furnished by
LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871

EXHIBIT "A"

Unit 1008, Building 10, Phase IV, 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, Real Volume 50, Page 340 and recorded in Real Volume 50, Page 942, and Real Volume 165, Page 578, and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407, 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 in Real Volume 189, Page 222, Real Volume 222, Page 691, and Real Volume 238, Page 241, 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 Map Book 10, Page 49, further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Volume 4, Page 464 and Volume 127, Page 140; (3) Agreement with Blue Cross-Blue Shield recorded in Misc. Book 19, Page 690, in said Probate Office; (4) 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; (5) 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; (6) 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 Volume 59, Page 19; Real Volume 27, Page 733; Real Volume 50, Page 327 and Real Volume 50, Page 340, and amended by Real Volume 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; (7) Right of Way granted to Alabama Power Company by instrument(s) recorded in Volume 347, Page 472 and Book 220, Page 457; (8) Easements as shown by recorded plat; (9) Easement for installation, maintenance and operation of sanitary sewer pipeline, as recorded in Book 97, Page 535 and Book 97, Page 541; (9) Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Deed Book 269, Page 678; (10) Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

05/11/2000-15631
10:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NMS 31.50

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