

2097

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BERTHA SMITH
1410 GABLES DRIVE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY TWO THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$92,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, PATRICIA TULLOSS, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BERTHA SMITH, 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 1410, BUILDING 14, 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 IN REAL VOLUME 50, PAGE 340 AND RE-RECORDED IN REAL 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 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 REAL 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, PAGE 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. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2002 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2003.
2. EASEMENT(S) AS SHOWN ON RECORDED MAP(S).
3. BUILDING RESTRICTION LINE(S) AS SHOWN ON RECORDED MAP(S).
4. RESTRICTIONS APPEARING OF RECORD IN VOLUME 24, PAGE 246 AND REAL 189, PAGE 222.
5. EASEMENT(S)/RIGHT(S) OF WAY GRANTED ALABAMA POWER RECORDED IN VOLUME 347, PAGE 472 AND REAL 2201, PAGE 457.
6. 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.
7. AGREEMENT WITH BLUE CROSS - BLUE SHIELD RECORDED IN MISC. BOOK 19, PAGE 690.
8. DECLARATION OF COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (BUSINESS) RECORDED IN MISC. BOOK 13, PAGE 50 AND AMENDED BY AMENDMENT NO. 1 RECORDED IN MISC. BOOK 15, PAGE 189 AND FURTHER AMENDED BY AMENDMENT NO. 2 RECORDED IN MISC. BOOK 19, PAGE 633.

9. COVENANTS, CONDITIONS AND RESTRICTIONS APPEARING IN DEED BOOK 331 PAGE 757.
10. RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL RECORDED IN REAL 269, PAGE 678.
11. 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 OR SET FORTH; IN THE DECLARATION OF CONDOMINIUM OF THE GABLES, 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 RE-RECORDED IN REAL VOLUME 44, PAGE 942 AND REAL VOLUME 165, PAGE 578, AND AMENDED IN REAL VOLUME 59, PAGE 19, FURTHER AMENDED IN CORPORATE VOLUME 30, PAGE 407; REAL VOLUME 96, PAGE 855; REAL VOLUME 97, PAGE 937 AND BOOK 284, PAGE 181, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; IN THE BY-LAWS OF THE GABLES RECORDED IN REAL VOLUME 27, PAGE 733, AMENDED IN REAL VOLUME 50, PAGE 325, FURTHER AMENDED IN REAL VOLUME 189, PAGE 222; REAL VOLUME 222, PAGE 691; REAL VOLUME 238, PAGE 241 IN SAID PROBATE OFFICE; IN MY INSTRUMENT CREATING THE ESTATE OR INTEREST INSURED BY THE POLICY; AND IN ANY OTHER ALLIED INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AFORESAID.
12. EASEMENT FOR INSTALLATION, MAINTENANCE AND OPERATION OF SANITARY SEWER PIPELINE APPEARING OF RECORD IN VOLUME 97, PAGE 535 AND VOLUME 97, PAGE 541.

\$87,875.00 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, PATRICIA TULLOSS, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of November, 2002.


PATRICIA TULLOSS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that PATRICIA TULLOSS, 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 8th day of November, 2002.


Notary Public

My commission expires: 10-2-05