

Send Tax Notice to:
Imogene P. Hare
607 Gable Drive
Birmingham, Alabama 35244

THIS INSTRUMENT WAS PREPARED BY:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 N. 18th Street
Bessemer, Alabama 35020


20041124000648170 Pg 1/2 29.00
Shelby Cnty Judge of Probate, AL
11/24/2004 14:06:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of ONE HUNDRED FIVE THOUSAND AND 00/100 (\$105,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, LARRY E. DEATON and wife, SONJA F. DEATON aka SONYA F. DEATON (herein referred to as grantor, (whether one or more), do grant, bargain, sell and convey unto IMOGENE P. HARE (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 607, Building 6, 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 2005 and subsequent years not yet due and payable.
- (2) Easement(s)/Right(s) of Way granted to Alabama Power Company in Volume 347, page 472 and Book 20, page 457.
- (3) 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.
- (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.

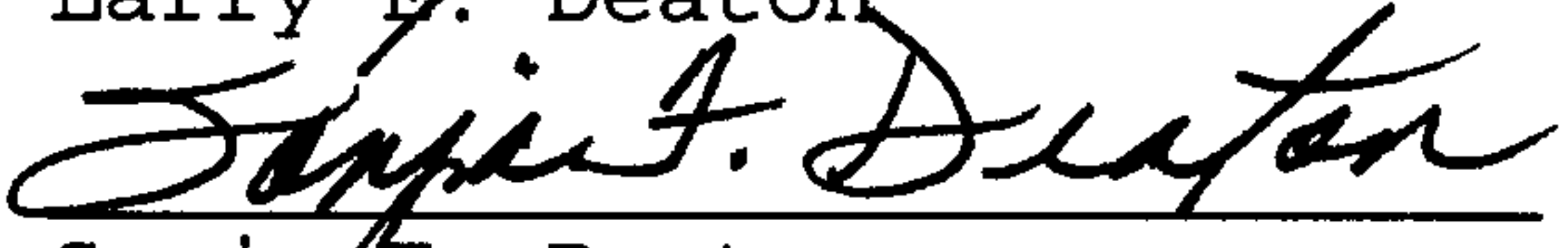
- (5) 15 ft easement on rear; 50 ft easement on rear and 25 ft easement on the northeast corner on rear. for the purpose of sanitary sewer access.
- (6) Agreement with Blue-Cross-Blue Shield recorded in Misc. Book 19, page 690.
- (7) Restrictions appearing of record Deed Book 331, page 757 and Misc. Book 14, page 536 and amended in Misc. Book 17, page 550.
- (8) Terms and conditions as setforth in Declaration of Condominium, By-Laws and Amendments recorded in Real Volume 10, page 177 and amended in Real 27, page 733; Real Volume 50, page 27 and Real Volume 50, page 340 and amended by Real 50, page 942 and By-Laws amended in Real Volume 50, page 325.
- (9) Easement for sanitary sewer pipeline in Book 97, page 536 and Book 97, page 641.
- (10) Easement in Book 85, page 66 and Book 85, page 76.
- (11) Certificate of Compliance in Misc. Book 34, page 549.
- (12) 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 not limited to roof, foundation, party walls, walkway and entrance.

\$90,000.00 of the above recited consideration is furnished through a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of November, 2004.

 (Seal)
Larry E. Deaton
 (Seal)
Sonja F. Deaton

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry E. Deaton and Sonja F. Deaton, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2004.


Notary Public

My Commission Expires: 4-8-2005