

THIS INSTRUMENT PREPARED BY:

NAME: James W. May  
 ADDRESS: Suite 110, 1933 Montgomery Highway  
Birmingham, Alabama 35209

CORPORATION WARRANTY DEED  
 JOINT WITH SURVIVORSHIP

**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

**State of Alabama**

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Two Hundred Twenty-five Thousand, Seventy-three and no/100 (\$225,073.00)-----DOLLARS

to the undersigned grantor, Land Developers Construction Co., Inc.  
 a corporation, in hand paid by Ronald H. Church and Judy C. Church

the receipt whereof is acknowledged, the said Land Developers Construction Co., Inc., a  
 corporation

does by these presents, grant, bargain, sell, and convey unto the said Ronald H. Church and Judy C. Church

as joint tenants, with right of survivorship, the following described real estate, situated in  
 Shelby County, Alabama, to-wit:

(See attached Exhibit "A" for legal description)

\$95,000 of the purchase price recited above has been paid from the proceeds  
 of a mortgage loan closed simultaneously herewith.

BOOK 357 PAGE 539

TO HAVE AND TO HOLD Unto the said Ronald H. Church and Judy C. Church  
 as joint tenants, with right of survivorship, their heirs and assigns forever; It being the intention of the parties to  
 this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the  
 grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to  
 the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein  
 shall take as tenants in common.

And said Land Developers Construction Co., Inc., a corporation does for itself, its successors  
 and assigns, covenant with said Ronald H. Church and Judy C. Church  
 heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,  
 that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns  
 shall, warrant and defend the same to the said Ronald H. Church and Judy C. Church

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said LAND DEVELOPERS CONSTRUCTION  
 CO., INC.

signature by John L. Hartman, III has hereunto set its  
 who is duly authorized, and has caused the same to be attested by its Secretary, its President,  
 on this 17th day of July, 1984.

ATTEST:

LAND DEVELOPERS CONSTRUCTION CO., INC

Secretary.

By John L. Hartman, III  
 John L. Hartman, III Vice President

515 No. 21st Street      Birmingham, Ala.

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

WARRANTY DEED  
CORPORATION

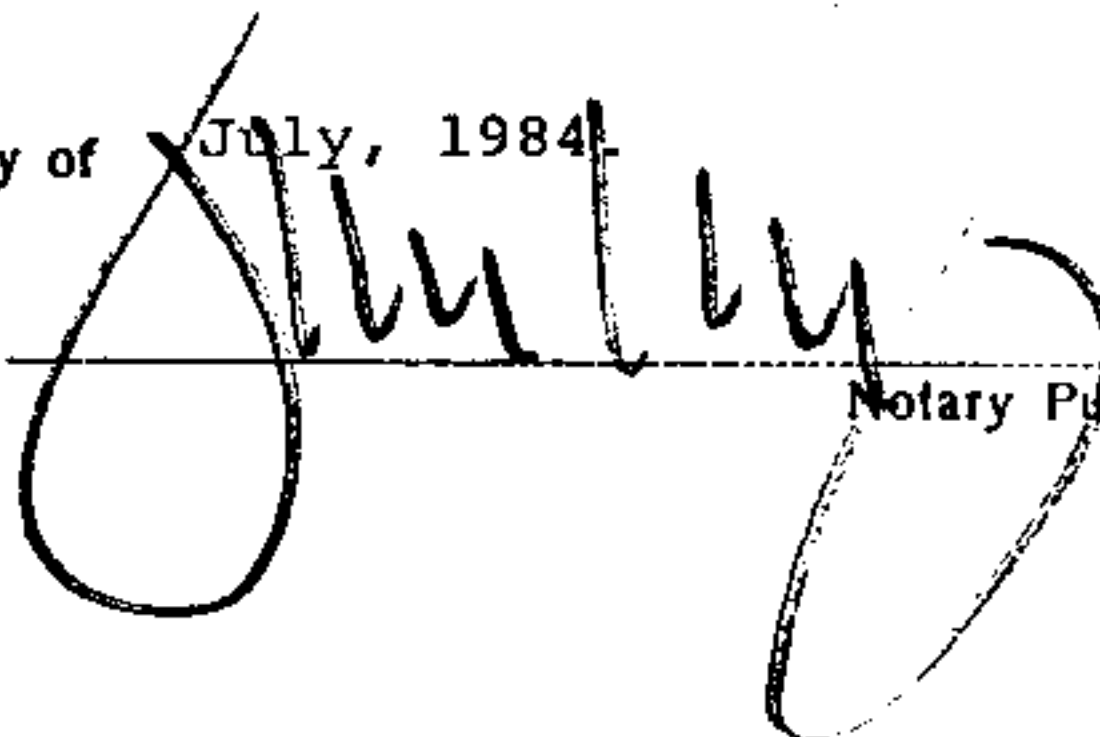
TO

State of Alabama

COUNTY,      }

I, the undersigned,      , a Notary Public in and for said  
county in said state, hereby certify that John L. Hartman, III  
whose name as President of the Land Developers Construction Co., Inc.,  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day  
that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same  
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 17th day of July, 1984.

  
Notary Public

BOOK 357 PAGE 540


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 502, according to the survey of Riverchase Country Club, 12th Addition as recorded in Map Book 8, Page 140, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) A forty foot building line as shown by recorded plat; (3) A ten foot easement on west side of lot for public utilities, private television cable system, sanitary sewers, storm sewers, and storm ditches; (4) Right of Way to Alabama Power Company as recorded in Volume 350, Page 924, in the said Probate Office; (5) Restrictions as shown by recorded plat; (6) Restrictions as recorded in Misc. Volume 14, Page 536, and amended by Misc. Volume 17, Page 550 and amended by Volume 351, Page 146, in the said Probate Office; (7) 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, in the said Probate Office; (8) Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 55, Page 175, in the said Probate Office; (9) Agreement with regard to underground residential utility distribution with Alabama Power Company, as recorded in Misc. Volume 55, Page 176, in the Probate Office of Shelby County, Alabama.

BOOK 357 PAGE 541

STATE OF ALA. SHELBY CO.   
I CERTIFY THIS  
INSTRUMENT WAS FILED  
452-785  
1984 JUL 24 AM 9:38

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

*deed tax - 130.50*  
*Rec. 750*  
*Ind. 100*  
*139.00*