

This instrument was prepared by

(Name) Kenneth D. Wallis, Attorney at Law, Suite 107 Colonial Center

(Address) 1009 Montgomery Hwy., South, Vestavia Hills, Alabama 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Four Thousand Two Hundred Fifty and no/100--DOLLARS (\$74,250.00)

to the undersigned grantor, Riverchase Town Homes I, LTD a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Thomas H. Snoddy and wife, Betty O. Snoddy

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to:wit:

Lot 32 according to the survey of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8 pages 10 & 10A in the Probate Office of Shelby County, Alabama.

Subject to easements of record and current year taxes.

Subject to restrictions recorded in Misc. Vol 14, page 536, and Vol 319, page 411 and amended by Misc Vol 17, page 550, & Misc Vol 35, page 389, in the Probate Office of Shelby County, Alabama.

ALSO Subject to the Party Wall agreements signed simultaneously with this document or which maybe signed at different times but which relate to the adjoining parcels of real property.

NOTE: \$66,800.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 325 PAGE 786

19800404000040250 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/04/1980 00:00:00 FILED/CERTIFIED

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its General Partner, James D. Davenport who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of March 1980

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1980 APR -4 AM 8:33
COUNTY OF Jefferson
JUDGE OF PROBATE
Secretary
See City 401-974
Deed tax 750
150
100
10 00

By James D. Davenport
General Partner
Riverchase Town Homes I, LTD

I, the undersigned a Notary Public in and for said County in said State, hereby certify that James D. Davenport whose name as General Partner of Riverchase Town Homes I, LTD a corporation, 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, 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 28th day of March 19 80

NOTARY
C. J. Williams
Notary Public
My Commission Expires May 26, 1982