

This instrument was prepared by

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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

Joseph H. Romano and wife, Rita G. Romano

(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 29 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 326 PAGE 403

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Shelby Cnty Judge of Probate, AL
05/15/1980 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 con-
tingent 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 encum-
brances,

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 24th day of April 19 80

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

See Mtg. 402-739
Secretary
1500 MAY 15 AM 10:18
Deed tax - 7.50
Rec - 1.50
Ind. - 1.00
10.00

By *James D. Davenport*
James D. Davenport-General Part
Riverchase Town Homes I, LTD

STATE OF ALABAMA }
COUNTY OF JEFFERSON }
JUDGE OF PROBATE

I, the undersigned James D. Davenport
State, hereby certify that 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 24th day of

April 19 80
Calvin Williams
Notary Public
My Commission Expires 25, 1982