

This instrument was prepared by

(Name) Benjamin D. Waller, Attorney at Law
Suite 107 Colonial Center
(Address) 1009 Montgomery Hwy., South
Vestavia Hills, Alabama 35216

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Shelby Cnty Judge of Probate, AL
05/30/1980 00:00:00 FILED/CERTIFIED

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Two Thousand Five Hundred and no/100-----DOLLARS,
(\$72,500.00)
to the undersigned grantor, Riverchase Town Homes I, LTD a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Santa W. Blake

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to:wit,

Lot 7, according to the survey of Davenport's Addition to Riverchase West, Sector 1, as recorded in Map Book 8 pages 9 & 9A, 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.

BOOK 326 PAGE 603

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their 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 GRANTEE, his, her or 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, hereto set its signature and seal,

this the 28th day of May, 19 80

ATTEST: Deed 72.50
Rec. 1.50
Ind. 1.00
75.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
MAY 30 AM 8:44
Secretary

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

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)
I, the undersigned

Thomas B. Dunning, Jr.
NOTARY PUBLIC

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 May, 19 80

NOTARY PUBLIC
Thomas B. Dunning, Jr.