

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 Eighty One Thousand Nine Hundred and no/100----DOLLARS
(\$81,900.00)

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

William L. Smith and wife, Ann C. Smith

(herein referred to as GRANTEEES) 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 4, 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 and an amendment to the restrictions recorded in Misc.
Vol. 34, page 549 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.



19800609000062490 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/09/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF JEFFERSON

1980 JUN -9 AM 8:46

Thomas A. [Signature]
JUDGE OF PROBATE

Deed 82.00
Rec. 1.50
Ind. 1.00
84.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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 27th day of May 1980

ATTEST:

[Signature]
By _____
James D. Davenport-General Partner
Riverchase Town Homes I, LTD

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

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 27th day of May 1980

Kracke, Bashinsky, Woodward & Thompson
Attorneys at Law
2120 Highland Avenue
Birmingham, Alabama

[Signature]
Notary Public
Comm Expires 4/12/81

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