

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 SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Three Thousand Nine Hundred and no/100-----DOLLARS  
(\$83,900.00)

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  
James W. Martin and Virginia M. Martin

(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 42-A, according to a Resurvey of Lots 38, 39, 40, 41, 42, 43  
and Recreational Area of Davenport's Addition to Riverchase West,  
Sector 2, as recorded in Map Book 8, page 24, 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, and  
Misc. Vol. 35, page 389 and amendment recorded in Misc. Vol. 34,  
page 549 and Misc. Vol. 35, page 393 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: \$60,000.00 of the above recited purchase price was paid  
from a mortgage loan closed simultaneously herewith.

19801020000119440 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
10/20/1980 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.

General

IN WITNESS WHEREOF, the said GRANTOR, by its Partner, James D. Davenport  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of October 19 80

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

Secretary

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

STATE OF ALABAMA  
COUNTY OF JEFFERSON

OCT 20 AM 10:42

See Mtg 406-931

Tax 24.00  
Rec 1.50  
Fund 1.00  
26.50

I, the undersigned, James D. Davenport  
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 16th day of October 19 80

*Carol J. Williams*  
Notary Public

My Commission Expires May 26, 1982