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This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Eighty Six Thousand Nine Hundred and no/100-----DOLLARS
(\$86,900.00)

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

Leonard Ou Tim and June Ou Tim

(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 6, 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; Vol. 319, page
411 and amended by Misc. Vol. 17, page 550, & misc. Vol. 34, page 549, Misc.
Vol. 35, page 389 & an amendment to the Restrictions recorded in Misc. Vol.
35 page 689, Misc. Vol. 35, page 393 and Misc. Vol. 36, page 30, in said
probate Office.

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: \$78,200.00 of the above recited purchase price was paid from a
Mortgage loan closed simultaneously herewith.

BOOK 329 PAGE 399
19801023000121060 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/23/1980 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 day of October 19 80

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Secretary

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

STATE OF ALABAMA } 1980 OCT 23 AM 8:44
COUNTY OF SHELBY }

Deed 1900
Rec. 150
Ind. 100
Accty. 407-37
1150

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 22 day of October 19 80.

Lita H. Baker
Notary Public

United States & Son - Columbia