

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 Ninety Four Thousand Seven Hundred and no/100-----DOLLARS  
(\$94,700.00)

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 G. Hardy, Jr. and Jane K. Hardy

(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 15-A, according to a resurvey of Lots 12, 13, 14, 15, 16, 17, 18,  
19, 20, 21, 22 and Recreational Area of Davenport's Addition to Riverchase  
West-Section 2 as recorded in Map Book 8, page 40 in the Probate Office  
of Shelby County, Alabama.

Subject to: Easements of record and current year ad valorem taxes.  
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 and 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.  
ALSO Subject to 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 330 PAGE 552

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

1981 JAN -7 AM 11:00

Thomas R. Davenport, Jr.  
DEPUTY CLERK

19810107000001660 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/07/1981 00:00:00 FILED/CERTIFIED

Deed 95.00  
Rec. 1.50  
Ind. 1.00  
97.50

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 2nd day of January 1981

ATTEST:

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

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

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 2nd day of January 19 81

KENNETH D. WALLIS

ATTORNEY AT LAW

SUITE 107 COLONIAL CENTER  
1009 MONTGOMERY HWY.  
VESTAVIA HILLS, ALABAMA 35216

My Comm. Expires

Notary Public