(Name) Kenneth D. Wallis, Attorney at Law 155 Suite 107 Colonial Center, 1009 Montgomery Hwy., South CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS, COUNTY OF SHELBY

That in consideration of Ninety Four Thousand Seven Hundred and no/100-----DOLLARS (\$94.700.00)

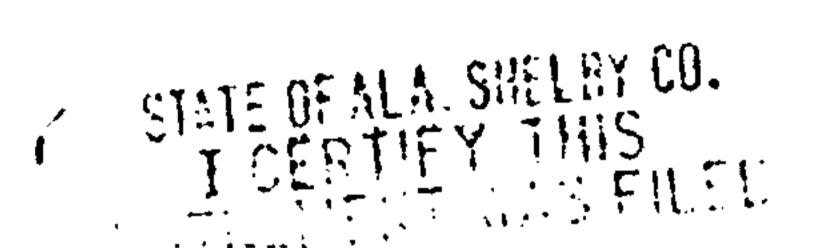
to the undersigned grantor. Riverchase Town Homes I, LTD a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

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, Shelby County, Alabama, to:wit,

Lot 15-A, according to a resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 10, 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.



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The first And Joe 1:00

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 contingent 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 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 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 //2 nd day of January

ATTEST: Secretary

James D. Davenport, General Partner

Riverchase Town Homes I, LTD

STATE OF ALABAMA COUNTY OF JEFFERSON

the act of said corporation,

a Notary Public in and for said County in said the undersigned State, heachy 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

day of Given under my hand and official scal, this the 2nd

KENNETH D. WALLIS ATTORKEY AT LAW SUITE 107 COLORS LATERANT