

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 Two Hundred Fifty and no/100---DOLLARS
(\$94,250.00)

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

Chesley K. Smith and Vivian B. Smith

(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 30 according to the survey of Davenport's Addition to Riverchase
West, Sector 2, as recorded in Map Book 8 pages 10 & 10A 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 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: \$65,000.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
02/24/1981 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.

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 23rd day of February 19 81

ATTEST: [Signature]

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

STATE OF Alabama }
COUNTY OF Jefferson } 1981 FEB 24 11:16 AM

I, the undersigned, [Signature] 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 content 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 23rd day of February 19 81

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

308TH 21ST STREET

BIRMINGHAM, ALABAMA 35203

[Signature]
Notary Public