

This instrument prepared by

(Name) Kenneth D. Wallis, Attorney at Law
Suite 107 Colonial Center, 1009 Montgomery Hwy., South
(Address) Vestavia Hills, Alabama 35216

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 One Hundred Twenty Three Thousand Eight Hundred Twenty Two and no/100-----DOLLARS (\$123,822.00)

to the undersigned grantor, Riverchase Town Homes II, 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 M. Deason and Jacquelyn W. Deason

(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 64 according to the survey of Davenport Addition to Riverchase West, Sector 3 as recorded in Map Book 8, page 53 A, B & C in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad Valorem taxes.

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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Shelby Cnty Judge of Probate, AL
07/06/1981 00:00:00 FILED/CERTIFIED

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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 2nd day of July 19 81

ATTEST:

Need tax - 12,400

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 II, 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 July 19 81.

KENNETH D. WALLIS
ATTORNEY AT LAW

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

My Commission Expires May 26, 1982