

This instrument prepared by

(Name) Kenneth D. Wallis, Attorney at Law 566

(Address) Suite 107 Colonial Center 1009 Montgomery Hwy., South, 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 Thousand and no/100-----DOLLARS (\$120,000.00)

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

Neal P. Hearn and Kristina T. Hearn

(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 62, according to the Survey of Davenport's Addition to Riverchase West Sector 3, as recorded in Map Book 8, page 53, in the Probate Office of Shelby County, Alabama.

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

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: \$96,000.00 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
09/18/1981 00:00:00 FILED/CERTIFIED

BOOK 334 PAGE 955

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 17th day of September 19 81

ATTEST:

Notary Seal: JAMES D. DAVENPORT, Secretary

By James D. Davenport, General Partner Riverchase Town Homes II, Ltd.

STATE OF ALABAMA
COUNTY OF SHELBY

1981 SEP 18 AM 10:06
DUTY TAX 24.00
Rec 1.50
Jua 1.00
26.50

I, the undersigned of Probate, 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 17th day of September 19 81

Notary Signature: Kenneth D. Wallis, Notary Public

United Federal... BIRMINGHAM