

(Name) James D. Davenport
(Address) One Riverchase Office Plaza
Suite 200
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED- LAND TITLE COMPANY OF ALA., Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Eight Thousand Five Hundred and no/100---DOLLARS,
(\$98,500.00)
to the undersigned grantor, Riverchase Town Homes II, Ltd. a corporation,
in hand paid by

Grace O. Maddox
the receipt of which is hereby acknowledged, the said
Riverchase Town Homes II, Ltd.
does by these presents, grant, bargain, sell and convey unto the said

Grace O. Maddox
the following described real estate, situated in Shelby County, Alabama, to:wit,

Lot 44, according to the Survey of Davenport's 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 of record and current year Ad Valorem taxes.
Also subject to restrictions recorded in Misc. Vol. 14, page 536, Vol.
328, page 821, Misc. Vol. 41, page 257, and amended by Misc. Vol. 17,
page 550, 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.

TO HAVE AND TO HOLD, To the said Grace O. Maddox
heirs and assigns forever.

And said Riverchase Town Homes II, Ltd. does for itself, its successors
and assigns, covenant with said
Grace O. Maddox

heirs and assigns, that it 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
Grace O. Maddox

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Riverchase Town Homes II, Ltd. by its
General Partner, James D. Davenport, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 29th day of December, 19 81.

ATTEST: *Deed tax 9850*
Rec. 150
1982 JAN 12 4 48 PM By *10100* James D. Davenport, General Partner
Riverchase Town Homes II, Ltd.
STATE OF ALABAMA }
COUNTY OF SHELBY }

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 29th day of December, 19 81.

✓ KENNETH D. WALLIS
ATTORNEY AT LAW
SUITE 107 COLONIAL CENTER
1070 MONTGOMERY HWY. SO.
VESTAVIA HILLS, AL 35218

James D. Davenport
Notary Public
NOTARY
PUBLIC
LARGE