

This instrument was prepared by

(Name) Kenneth D. Wallis ✓

443

(Address) 1009 Montgomery Hwy Birmingham, 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 Fifteen Thousand and No/100-----(\$115,000.00)---Dollars

to the undersigned grantor, Riverchase Town Homes II, Ltd. , an Alabama Limited Partnership
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Edwin T. Kerr and wife, Dolores B. Kerr

(herein referred to as GRANTEEES) 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 61, 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, restrictions, and rights of way of record.

\$87,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith delivery of this deed.

BOOK 341 PAGE 750

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 AUG 13 AM 9:27

Seed 28.00
Rec. 1.50
Jud. 1.00
30.50

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE


Security 422-567

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~President~~ General Partner James D. Davenport
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of August 19 82
RIVERCHASE TOWN HOMES II, Ltd.

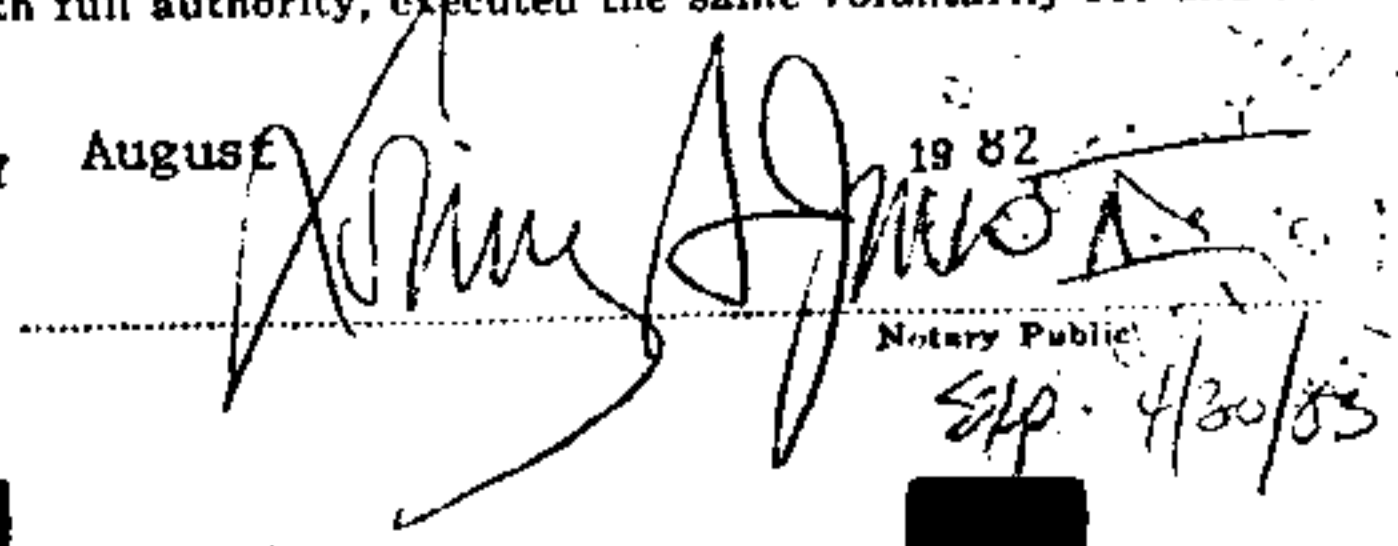
ATTEST:

By 
James D. Davenport, General Partner

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
General Partner of Riverchase Town Homes II, Ltd., an Alabama Limited Partnership
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 partnership.

Given under my hand and official seal, this the 6th day of August 19 82


Notary Public
SEP. 4/30/83