

This instrument was prepared by

(Name) Kenneth D. Wallis ✓ 23

(Address) 1009 Montgomery Hwy. South 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 Eighty Thousand and No/100-----(\$80,000.00)-Dollars

to the undersigned grantor, Riverchase Town Homes, II, Ltd. an Alabama Limited Partnership
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Jeffrey C. Kirby and wife, Jenny O. Kirby/James E. Gilreath and wife, Barbara A. Gilreath
(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 78, 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 as shown on binder No. 7280-B

\$72,000.00 of the purchase price recited above was paid from a mortgage loan executed simultaneously herewith delivery of this deed.

BOOK 342 PAGE 124

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

1982 SEP -1 AM 10:05

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 8.00
Rec. 2.50
Ind. 1.00
11.50

Sermtg. 422-943

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 ~~President~~ General Partner, James D. Davenport who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of August 19 82

ATTEST:

RIVERCHASE TOWN HOMES II, Ltd.

By *James D. Davenport*
James D. Davenport, General Partner

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned
State, hereby certify that James D. Davenport
whose name as ~~President~~ 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 corporation,

Given under my hand and official seal, this the 27th day of August

Notary Public