

1062
This instrument was 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 Eighty Five Thousand Three Hundred and no/100---DOLLARS
(\$85,300.00)

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

✓ Phillip C. Benefield and Mary E. Benefield

(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,

Part of Lot 48, Davenport's Addition to Riverchase West Sector 4, as
recorded in the Office of the Judge of Probate, Shelby County, Alabama,
in map book 8, page 64, being more particularly described as follows:
Beginning at the most easterly corner of said Lot 48, run in a south-
westerly direction along the east line of said Lot 48 which is the west
right of way line of Mountain Laurel Lane for a distance of 14.16 feet
to a point of curve; said curve being concave in a southeasterly direction
and having a radius of 280.00 feet; thence turn an angle to the left and
run southwesterly along the arc of said curve for a distance of 20.04
feet; thence turn an angle to the right (92°33'22" from chord of said
20.04 arc) and run in a northwesterly direction for a distance of 199.47
feet to the northwest corner of said Lot 48; thence turn an angle to the
right of 132°45'33" and run northeasterly along the north line of said
Lot 48 for a distance of 44.96 feet to the most northerly corner of said
Lot 48; thence turn an angle to the right of 46°50'43" and run in a
southeasterly direction along the northeast line of said Lot 48 for a
distance of 167.93 feet to the point of beginning.

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

Note: \$68,200.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

342 PAGE 732
BOOK
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 General Partner, James D. Davenport
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of September 82

ATTEST:

See Mtg. 423 01-422
Dec 1st - 11:50
Rec. 150
By 100
1982 SEP 29 PM 12:19

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that James D. Davenport
whose name as General Partner of Riverchase Town Homes II, Ltd., an Alabama
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,

a Notary Public in and for said County in said

Limited Partnersi

Given under my hand and official seal, this the 20th day of September

19 82

Certified to be a true &
Correct copy
Kenneth D. Wallis

Kenneth D. Wallis
Notary Public
1934 - Mountain Laurel, Ala.
Bham - 35-244