

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventeen Thousand Five Hundred and no/100 DOLLARS, (\$117,500.00) to the undersigned grantor, Riverchase Town Homes II, Ltd. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Wanda J. Taylor (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to: wit,

Lot 72, 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 and restrictions of record.
Subject to current year Ad Valorem taxes.
Subject to Party Wall agreement recorded in Misc. Vol. 43, page 498, Misc. Vol. 43, page 599 and party wall agreement recorded simultaneously herewith.

NOTE: \$105,750.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its General Partner authorized to execute this conveyance, hereto set its signature and seal, Witness, who is

this the 17th day of January, 1983.

TEST:
1983 JAN 19 AM 10:30
STATE OF ALABAMA
COUNTY OF JEFFERSON

See Mtg #26 p1.
Deed tax - 12.00
Secretary Be. 1.50
By 1.00
14.50

RIVERCHASE TOWN HOMES II, LTD.
James D. Davenport, General Partner

I, the undersigned
a Notary Public in and for said County, in said State,

and 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.