

This instrument was prepared by

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(Name) WALLIS & JONES, Attorneys 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 One Hundred Eighteen Thousand and no/100-----DOLLARS
(\$118,000.00)

to the undersigned grantor, Riverchase Town Homes II, Ltd. a corporation,
(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
Tommy Ballard and Michael S. Carothers

(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 70, 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 and current year Ad
Valorem taxes.

Subject to Party Wall Agreements recorded in Misc. Vol. 43, page 599,
Misc. Vol. 43, page 143, Vol. 44, page 31 and Party Wall Agreements
executed simultaneously with the execution of this deed.

NOTE:\$112,000.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
02/04/1983 00:00:00 FILED/CERTIFIED

BOOK 344 PAGE 973

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 con-
tingent 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 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 GRANTEES, 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 1st day of February 19 83

ATTEST:

See Mtg 427 pg 107
RIVERCHASE TOWN HOMES II, LTD.
SECRETARY THIS
INSTRUMENT WAS FILED
2/1/83 1.50
By
James D. Davenport, General Partn

1983 FEB -4 AM 9:29

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
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 1st day of February 19 83

Notary Public

COLONIAL CENTER
MONTGOMERY HWY. 100
VESTAVIA HILLS, AL 35216