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

(Name) WALLIS & JONES, Attorneys at Law

Suite 107 Colonial Center

1009 1/2 Highway 100, North

Vestavia Hills, Alabama 35210

CORPORATION FORM WARRANTY DEED. LAND TITLE COMPANY OF ALA., 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-----DOLLARS,
(\$115,000.00)

to the undersigned grantor, Riverchase Town Homes II, Ltd. a corporation,
in hand paid by Margaret Ash Brown

the receipt of which is hereby acknowledged, the said
Riverchase Town Homes II, Ltd.

does by these presents, grant, bargain, sell and convey unto the said

Margaret Ash Brown

the following described real estate, situated in Shelby County, Alabama, to:wit,

Lot 71, 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 Agreement recorded in Misc. Vol. 43, page
599 and Party Wall Agreement executed simultaneously with this
deed.

BOOK 344 PAGE 372

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Deed tax 11500
150
100
11750

TO HAVE AND TO HOLD, To the said Margaret Ash Brown

heirs and assigns forever.

And said Riverchase Town Homes II, Ltd.
and assigns, covenant with said Margaret Ash Brown

does for itself, its successors

heirs and assigns, that it 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

Margaret Ash Brown

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Riverchase Town Homes II, Ltd.

by its

General Partner, James D. Davenport
has hereto set its signature and seal, this the 31st

, who is authorized to execute this conveyance,
day of January, 19 83.

ATTEST:

NOTARY PUBLIC

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Secretary

Riverchase Town Homes II, Ltd.

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
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 31st

day of January, 19 83:

Carl P. Williamson
Notary Public

My Commission Expires September 17, 1986