

(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 Thirty Thousand and no/100-----DOLLARS  
(\$130,000.00)

to the undersigned grantor, Riverchase Town Homes II, Ltd. a corporation,  
(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

John B. Richardson and Rebecca W. Richardson

(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,

Lot 59, 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 executed simultaneously herewith and  
party wall agreements which have been executed and recorded and  
which will be executed and recorded.

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 7th day of April 19 83

RIVERCHASE TOWN HOMES II, LTD.

ATTEST:

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

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED  
Notary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

1983 APR 11 PM 12:14  
Deed Tax 130.00  
Rec 1.50  
Ind 1.00  
132.50

I, the undersigned *Carol J. Wilkinson* 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 7th day of April, 19 83

*Carol J. Wilkinson*  
Notary Public

My Commission Expires September 17, 1986

WALLIS & JONES  
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