

This instrument was prepared by

(Name) Jan Canfield

(Address) 3775 Lorna Road
Birmingham, Al. 35216



Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

ST. PAUL TITLE

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Seven Thousand Five Hundred and No/100-----

to the undersigned grantor, Altadena Manor 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

William V. Lee II and wife, Bonita L. Lee

(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.

Lot A, Block 7, according to the Survey of Riverwood, Second Sector, as
recorded in Map Book 8, page 65, in the Probate Office of Shelby County,
Alabama. Together with an undivided 1/106's interest in the common area
as set forth in the Declarations recorded in Misc. Vol. 39, page 880.

Subject to easements, restrictions, conditions and rights of way of record.

\$73,600.00 of the purchase price of the property described herein was paid
from a mortgage loan closed simultaneously herewith.

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 President, L. S. Evins, III
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of April 19 83

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

ALTADENA MANOR LTD.
BY: GIBSON ANDERSON EVINS, INC. GENERAL PARTNER
By L. S. Evins, III President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1983 APR 14 AM 9:56

see Mtg 429-660

Thomas G. Snowden, Jr.

Deed TAX 4.00
Rec 1.50
Jud 1.00
6.50

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that L. S. Evins, III
whose name as President of Gibson, Anderson, Evins, Inc. General Partner of Altadena Manor
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 8th day of April 19 83

Form ALA-33

First Southern Title
P. O. Box 36577, Birmingham AL 35236