

This instrument was prepared by

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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 Seven Thousand Five Hundred and no/100--DOLLARS
(\$107,500.00)

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

J. Richard Walker and Helen H. Walker

(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 80, according to the survey of Davenport's Addition to Riverchase
West, sector 3, as recorded in Map Book 8, page 53, A, B and C, in
the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad
Valorem taxes.

Subject to the party wall agreements signed simultaneously with
this document or which maybe signed at different times but which
relate to the adjoining parcels of real property.

NOTE: \$92,000.00 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 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 20th day of July 19 83

ATTEST:

Deed TAX 15.50
Rec 1.50
Jud 1.00
18.00

NOTARY PUBLIC
I CERTIFY THIS
DEED WAS FILED

Riverchase Town Homes II, Ltd.
By James D. Davenport, General Partner

STATE OF ALABAMA
COUNTY OF JEFFERSON

1983 JUL 22 AM 10:22

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that James D. Davenport,
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 20th day of July 19 83

WALLIS & JONES
ATTORNEYS AT LAW
107, COLONIAL CENTER

Carla J. Williamson
Notary Public

My Commission Expires September 17, 1986