

This instrument was prepared by

(Name) Jan Canfield

(Address) 3775 Lorna Road

Birmingham, Al. 35216

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 SIXTY SEVEN THOUSAND FIVE HUNDRED AND NO/100

to the undersigned grantor, ALTADENA MANOR, LTD.

(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

ERIC T. POLLARD AND WIFE, DONNA G. POLLARD

(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 H, Block 18, according to the Survey of Riverwood, 4th Sector, as recorded in Map Book 8, page 88 in the Probate Office of Shelby County, Alabama; together with 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.

\$64,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

See mtg. 434-736

1983 AUG -5 AM 11:24

Thomas A. Shoulen, Jr.
JUDGE OF PROBATE

Deed Tax 3.50
Ac 1.50
Ind 1.00
6.00

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 contingent 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 encumbrances,

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 1st day of August 19 83

ATTEST:

ALTADENA MANOR, LTD.

By L. S. Evins, III
L. S. Evins, III

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED
State, hereby certify that L. S. Evins, III
whose name as President of ALTADENA MANOR, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 1st day of August 19 83

Form ALA-33

First Fed. S. L.
Birmingham

James R. Smith
Notary Public