

This instrument was prepared by

(Name) Loring S. Jones, III, Attorney at Law
Suite 107 Colonial Center

(Address) 1009 Montgomery Hwy., South, 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 Five Thousand and no/100-----DOLLARS
(\$105,000.00)

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

James F. Billingsley and Patricia S. Billingsley

(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 53, according to 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 the party wall agreement signed simultaneously with this document or which maybe signed at different times but which relate to the adjoining parcels of real property.

NOTE: \$78,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Address:

Grantor

One Riverchase Office Plaza
Suite 200
Birmingham, Alabama 35244

Grantee

1719 Mountain Laurel Lane
Birmingham, Alabama 35244

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 General Partner, James D. Davenport who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of September 1983

ATTEST:

Deed Tax 27.00
Rec 1.50
Sud 1.00
29.50
STATE OF ALABAMA 1983 SEP 15 AM 10:12
COUNTY OF JEFFERSON Mt 436-511

Riverchase Town Homes II, Ltd.

By James D. Davenport, General Partner

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 Limited Partnership, 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, Partnership

Given under my hand and official seal, this the 14th day of September 19 83.

Walter H. Hatcher

Notary Public

Walter H. Hatcher

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