

This instrument was prepared by

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 Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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 One Hundred Two Thousand and No/100 (\$102,000.00) DOLLARS

to the undersigned grantor, Calvin Reid Construction Company, Inc. 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

James T. Thompson and Billie R. Thompson

(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 30, according to the Survey of Riverchase West Dividing Ridge, First Addition, as
 recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes due October 1, 1983 and subsequent years.
- (2) 10' utility easements over the Northerly and Easterly sides of said lot as shown on recorded map.
- (3) Oil, gas, petroleum and sulfur, together with all rights incident thereto, as reserved in deed from Wesley W. West, et al, to George W. Young, recorded in Deed Book 127, Page 140.
- (4) Agreement with Alabama Power Company dated April 11, 1977, recorded in Misc. Book 21, Page 393.
- (5) Restrictions as to underground cables, dated April 11, 1977, recorded in Misc. Book 21, Page 392.
- (6) Declaration of protective covenants, easements, charges, and liens for Riverchase (Residential), in Misc. Book 14, Page 536 and amended restrictions recorded in Misc. Book 17, Page 550, in Probate Office.
- (7) Any applicable zoning ordinances as shown by Item 3 of Deed recorded in Deed Book 312, Page 759, in Probate Office.
- (8) Notice of compliance certificate with Protective Covenants, as recorded in Misc. Book 34, Page 549.

\$45,000.00 of the purchase price recited above 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 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,
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of September 19 83.

CALVIN REID CONSTRUCTION COMPANY, INC.

ATTEST:

STATE OF ALABAMA
 COUNTY OF SHELBY

STATE OF ALA. SHELBY CO.

I HEREBY THIS

INSTRUMENT WAS FILED

1983 SEP 28 AM 10:34

See Mt 437-93

Notary Public

By

CALVIN REID

President

Deed Tax 57.00
 Rec 1.50
 Fund 1.00
 59.50

I, the undersigned

State, hereby certify that
 whose name as

Calvin Reid
 President of Calvin Reid Construction Company, Inc.

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 19th day of September 19 83.

Form ALA-33

Daniel M. Spitler

Alabama

Notary Public