

Send tax notice
Matthew R. Rowland
2011 Wildflower Road
Birmingham, AL

This instrument was prepared by

1235

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3312 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35206

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 Eighty eight thousand and no/100 (\$88,000.00)

to the undersigned grantor, Douglas Construction and Development, 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

Matthew R. Rowland and Robin C. Rowland

(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 120, according to the survey of Riverchase West, Fourth Addition,
as recorded in Map Book 7, page 156, in the Probate Office of Shelby County,
Alabama.

Oil, gas, petroleum and sulphur, together with all rights incident thereto,
excepted.

Subject to taxes for 1984.

Subject to restrictions, easements and agreements with Alabama Power Company
of record.

\$ 70,400.00 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 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, Ronald D. Threadgill
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25 day of October 19 83

ATTEST:

Douglas Construction and Development, Inc.

By Ronald D. Threadgill
President

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb
State, hereby certify that Ronald D. Threadgill
whose name as President of Douglas Construction and Development, 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 25 day of October 19 83

Notary Public

My Commission Expires 1/23/86