

This instrument was prepared by

1440

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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 Sixty-seven Thousand and no/100 (\$167,000.00) ————DOLLARS

to the undersigned grantor, Meadows Homes, 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

John J. Peters and Frances M. Peters

(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 242, according to the survey of Riverchase Country Club, Residential Subdivision -
Ninth Addition as recorded in Map Book 8, Page 46 A and B in the Probate Office of
Shelby County, Alabama; being situated in Shelby County, Alabama.

50
350
346
300
SUBJECT TO: (1) Current taxes; (2) Building setback line of 50 feet reserved from River
Way Drive as shown by plat; (3) Public utility easements as shown by recorded plat,
including Map Book 8, Page 46 A and B; (4) Transmission Line Permit to Alabama Power
Company as shown by instrument recorded in Deed Book 333, Page 512 in Probate Office;
(5) Agreement with Alabama Power Company as to underground cables recorded in Misc.
Book 41, Page 803 and covenants pertaining thereto as recorded in Misc. Book 41, Page
802 in Probate Office; (6) Title to all minerals within and underlying the premises,
together with all mining rights and other rights, privileges and immunities relating
thereto, including rights conveyed in Deed Book 111, Page 625, Deed Book 121, Page 294
and Deed Book 127, Page 140 in Probate Office; (7) Declaration of Protective Covenants,
Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in
Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page
550 and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549 in
Probate Office, and amended by Deed Book 347, Page 390.

\$67,000.00 of the purchase price herein has been paid from the proceeds of 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, William H. Meadows
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of October 19 83.

ATTEST:

Deed TAX 100.00
Rec 1.50
1.00
102.50
NOTARY PUBLIC
WILLIAM H. MEADOWS
PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

1983 OCT 31 AM 9:31

W. H. Meadows

President of Meadows Homes, Inc.

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that William H. Meadows
whose name as President of Meadows Homes, 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 28th day of October

19 83.

John L. Hart
Notary Public

Commission Expires
No. 28722