

(Name) Loring S. Jones, III, Attorney at Law 1750
Suite 107 Colonial Center
(Address) 1009 Montgomery Hwy., South
Vestavia Hills, Alabama 35216
CORPORATION FORM WARRANTY DEED - LAND TITLE COMPANY OF ALA., 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 corporation,
in hand paid by Eugene J. Semar, Sr.,

the receipt of which is hereby acknowledged, the said
Riverchase Town Homes II, Ltd.
does by these presents, grant, bargain, sell and convey unto the said
Eugene J. Semar, Sr.

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 54, according to the Survey of Davenport's Additon 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.

ALSO Subject to the Party Wall Agreements signed simultaneously with
this document or which maybe signed at different times but which
relate to the adjoining parcels of real property.

NOTE: \$99,750.00 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
TO HAVE AND TO HOLD, To the said

Grantee
1715 Mountain Laurel Lane
Birmingham, Alabama 35244

Eugene J. Semar, Sr.

heirs and assigns forever.

And said Riverchase Town Homes II, Ltd. does for itself, its successors
and assigns, covenant with said Eugene J. Semar, Sr.

heirs and assigns, that it 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

Eugene J. Semar, Sr.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Riverchase Town Homes II, Ltd., by its
General Partner, James D. Davenport

has hereto set its signature and seal, this the 1st day of November, 19 83.

RIVERCHASE TOWN HOMES II, LTD.

By  James D. Davenport, General Partner

ATTEST

Deed TAX \$ 5.00
Rec 1.50
Jud 1.00
8.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Secretary

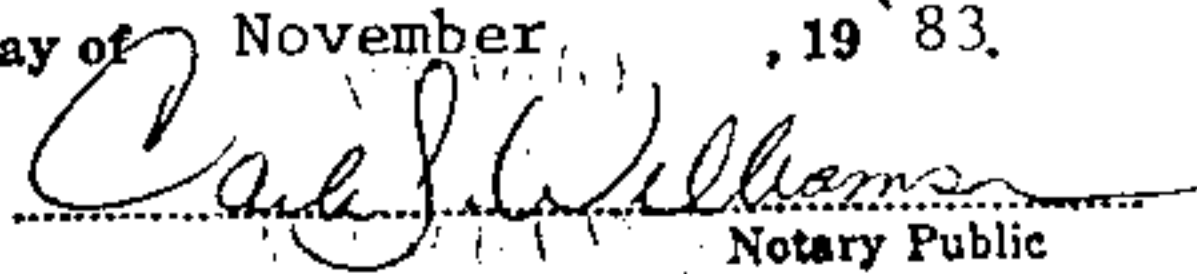
STATE OF ALABAMA 1983 NOV -4 AM 9:43
COUNTY OF JEFFERSON
W. H. H. H. 432-870
Notary Public

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 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 1st

day of November, 19 83.

WALLIS & JONES
ATTORNEYS AT LAW
SUITE 107 COLONIAL CENTER
1009 MONTGOMERY HWY. S. SHELBY CO.
VESTAVIA HILLS, AL 35216


Notary Public
My Commission Expires September 17, 1986

BOOK 351 PAGE 172