

(Name) Loring S. Jones, III, Attorney at Law
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Vestavia Hills, Alabama 35216

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 Five Hundred and no/100---DOLLARS
(\$102,500.00)

to the undersigned grantor, Riverchase Town Homes II, Ltd.
(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James W. Martin and Virginia M. Martin

(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 49, according to the Survey of 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 Party Wall Agreement signed simultaneously with this
document or which may be signed at different time but which relate
to the adjoining parcel of real property.

NOTE: \$70,000.00 of the above recited purchase price was paid from
a mortgage loan closed simultaneously herewith.

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Addresses

Grantor:

One Riverchase Office Plaza
Suite 200
Birmingham, Alabama 35244

Grantee:

1735 Mountain Laurel Lane
Birmingham, Alabama 35244

RECEIVED

see pntg 442-669
1984 JAN 30 AM 9:14

See by - 3250
Rec. 150
Ind. 100
3500

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 General Partner, James D. Davenport
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of January 1984
Riverchase Town Homes II, Ltd.

ATTEST:

Secretary

By

James D. Davenport, General Partner

STATE OF ALABAMA
COUNTY OF JEFFERSON

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.
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 26th day of January

1984

Notary Public

Exp. 9/30/87

Carrie Newson