This form furnished by: **Cahaba Title, Inc.**

Eastern Office (205) 833-1571 FAX 833-1577
Riverchase Office (205) 988-5600 FAX 988-5905

This instrument was prepared by:
(Name) Courtney Mason & Associates, PC
(Address) 1904 Indian Lake Drive
Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) _____
(Address) _____

20030619000385470 Pg 1/2 19.00
Shelby Cnty Judge of Probate,AL
06/19/2003 12:24:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TEN & 00/100 ($10.00) DOLLARS to the undersigned grantor Riverchase Residential Association, 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 Joseph W. Rieves, II & Melinda A. Rieves husband and wife (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached legal description, Exhibit "A".

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it 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(s) this 12th day of June, 2003.

Riverchase Residential Association, Inc

ATTEST:
Barbara D. Mayer
Secretary

By Bruce A. Hughes
Bruce Hughes President

STATE OF ALABAMA
Shelby **County** }

I, the Undersigned, a Notary Public in and for said County, in said State, hereby certify that Bruce Hughes, whose name as _____ President of Riverchase Residential Association, 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), (she), 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 12th day of June A.D., 2003.

November 8 2003
My Commission Expires:

Joan R. Hughes
Notary Public

20030619000385470 Pg 2/2 19.00
Shelby Cnty Judge of Probate,AL
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EXHIBIT "A"

ADDITION TO LOT 228 OF RIVER CHASE COUNTY CLUB 9th ADDITION

{ State of Alabama }
{ Shelby County }

A parcel of land located in the SW ¼ of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows; Begin at the Southwest corner of Lot # 228 of the 9th Addition to River Chase Country Club as recorded in Map Book 8, page 46 in the Office of Probate, Shelby County, Alabama; thence run S 59°23'58"E along the Southerly line of said Lot # 228 a distance of 169.56 feet to a point on a curve of the right-of-way line of River Park Drive, said curve having a central angle of 17°38'31", a radius of 50.00 feet; and a chord distance of 15.33 along a bearing of S 42°01'35"W; thence run Southwesterly along arc of said right-of-way a distance of 15.40 feet; thence N 59°23'58"W leaving said right-of-way 164.13 feet; thence N 21°33'27"E for a distance of 15.22 feet to the POINT OF BEGINNING. Said parcel of land contains 2,502 square feet, more or less.