

This instrument was prepared by

1506

(Name) John T. Natter, Gorham, Natter & King, Attorneys

(Address) 915 Frank Nelson Building, Birmingham, AL 35203

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Five Thousand Nine Hundred & no/100 Dollars

to the undersigned grantor, Johnson, Rast & Hays Co., 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

Herbert E. Widener and wife, Glynice C. Widener

(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

Lot 28, according to the survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, page 3, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1978 which are a lien but not due and payable until October 1, 1978.
2. 10' Easement east as shown by recorded map.
3. Restrictions recorded in Volume 21, page 392 in the Probate Office of Shelby County, Alabama, and misc. Volume 14, page 536, and Misc. Volume 17, page 550.
4. Agreement to Alabama Power Company recorded in Volume 21, page 393, in said Probate Office.
5. Sewer Agreement recorded in Misc. Volume 16, page 989, in said Probate Office.

\$55,000.00 of the above recited purchase price was paid by mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
06/23/1978 12:00:00AM FILED/CERT

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 contingent 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 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, Robert E. Reed who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of June 1978

ATTEST:

Deed 21.00
Rec. 1.50
Ind. 1.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By Robert E. Reed, President
Johnson, Rast & Hays Co., Inc.

STATE OF Alabama
COUNTY OF Jefferson

Thomas P. Snowling
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert E. Reed whose name as President of Johnson, Rast & Hays Co., 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 22 day of

June



Savings and Loan Association

City Federal Building,
2030 Second Avenue North,
Birmingham, Alabama 35203

Mary L. [Signature]

