

This instrument was prepared by

(Name) Bruce L. Gordon, Attorney at Law

(Address) 2820 Columbiana Road, Suite 200, Birmingham, Alabama 35216

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 One Hundred Forty Thousand and No/100 (\$140,000.00)

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

CLEMENT F. BROWN, JR. and wife, BLANCHE E. BROWN

(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 Third Addition to Riverchase Country Club, as recorded in Map Book 7, page 53, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

323 PAGE 770 BOOK

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Shelby Cnty Judge of Probate, AL  
12/10/1979 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 5th day of December 1979.

ATTEST:

JOHNSON RAST & HAYS CO., INC.

By Robert E. Reed President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned 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 5th day of December 1979

RETURN TO:

632304, CLEVELAND & GORDON, P.A.  
2820 COLUMBIANA ROAD, SUITE 200  
BIRMINGHAM, ALABAMA 35216

Mary D. Clayton  
Notary Public