

LP 552.0
2075 304 P559

State of Alabama

SHELBY

County

1726

Know All Men By These Presents.

(\$11,450.00)

That for and in consideration of Eleven Thousand Four Hundred Fifty and No/100 Dollars to the undersigned grantor, Johnson-Rast & Hays Co.

a corporation, in hand paid by Charles M. Wallace and Annie Doris Wallace the receipt whereof is acknowledged, the said Johnson-Rast & Hays Co.

does by these presents, grant, bargain, sell, and convey unto the said Charles M. Wallace and wife, Annie Doris Wallace

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot No. 1, Kidd Survey No. 3: Commence at the Northwest corner of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 degrees 00 minutes east along the north boundary of said Section for a distance of 1312.9 feet to the point of beginning of the land herein described; from this beginning point continue north 88 degrees 00 minutes east along the north boundary of said Section for a distance of 210 feet to a point; thence turn an angle of 91 degrees 28 minutes to the right and proceed south 00 degrees 32 minutes East for a distance of 103.45 feet to a point; thence proceed south 87 degrees 58 minutes West for a distance of 210 feet to a point; thence proceed north 00 degrees 32 minutes West for a distance of 107.2 feet to the point of beginning; the above described land is located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and contains .50 acres; according to survey by Ray, Peoples & White, Sylacauga, Alabama, 26th day of April, 1965.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

(1) Taxes for 1967 due October 1, 1967; (2) Restrictions dated 6th July, 1964 and recorded in Deed book 231, page 310 in Probate Office of Shelby County, Alabama; (3) Building set back not less than 20 feet from property building line and not less than 8 feet from property side lines, as shown on un-recorded map.

\$10,900.00 of the purchase price recited herein was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Charles M. Wallace and Annie Doris Wallace 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Johnson-Rast & Hays Co.

does for itself, its successors

and assigns, covenant with said Charles M. Wallace and Annie Doris Wallace, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as above noted;

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

Charles M. Wallace and Annie Doris Wallace, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Johnson-Rast & Hays Co.

signature by B. D. Compton

has hereunto set its
its Vice President,

who is duly authorized, and has caused the same to be attested by its Secretary, on this 1st day of December, 1966.

JOHNSON-RAST & HAYS CO.

By

B. D. Compton

Vice-President.

ATTEST:

Secretary.

BOOK 213 PAGE 86

State of Alabama

JEFFERSON

County

I, Richard S. Riley

, a Notary Public in and for said

county in said state, hereby certify that B. D. Compton

whose name as

Vice

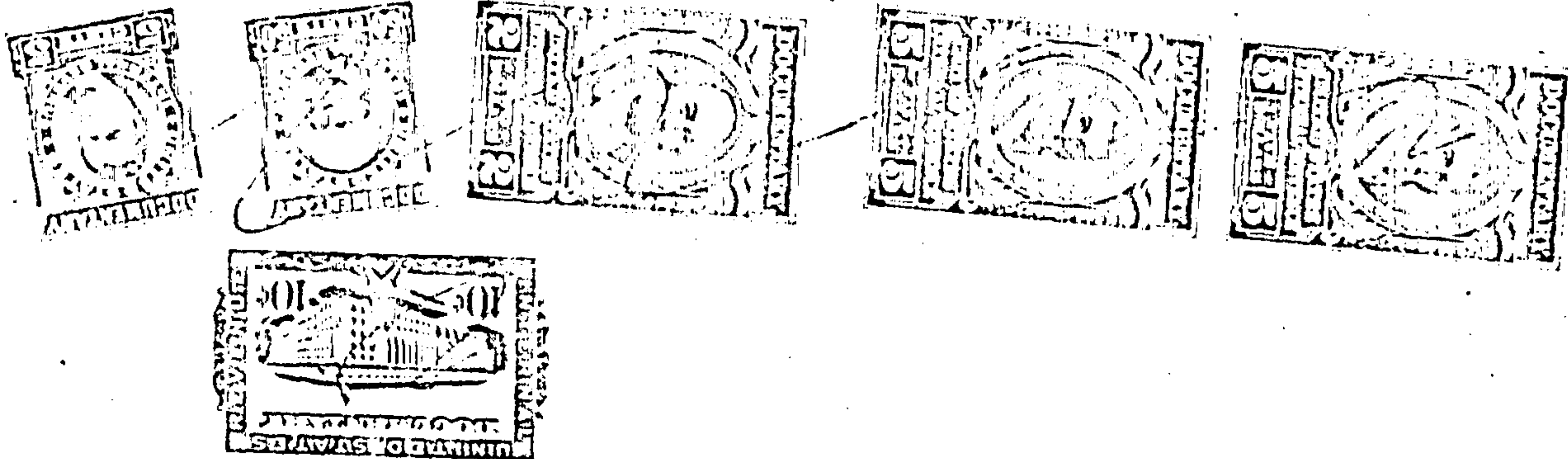
President of the Johnson-Rast & Hays Co.

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 December, 1966.

Richard S. Riley

Notary Public.



STATE OF ALA., SHELBY CO.,
I HEREBY CERTIFY THIS INSTRUMENT
WAS FILED ON 12/16/66

RECORDED & \$ MTG. TAX

\$ 1.00 DEFED TAX HAS BEEN
PD ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

1.10
1.41
2.45

87

RETURN TO Spain, Gillon, Rigdon 243 PAGE

Tate & Ansley

800 1st North Ave
Bham, Ala 35203
Johnson-Rast & Hays Co.

TO

Charles M. Wallace and wife,
Annie Doris Wallace

CORPORATION
WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the.....
day of.....19.....
at.....o'clock.....M. and was duly re-
corded in Volume..... of Deeds
at page....., and examined.

Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

At 1 Harperville, Ala