

THIS INSTRUMENT WAS PREPARED BY:
Richard S. Riley

(Name) 800 First Nat'l Bldg.

(Address) SPAIN, GILLON, RILEY, TATE & ANSLEY
BIRMINGHAM, ALABAMA

CORPORATION WARRANTY DEED-JOINT WITH RIGHT OF SURVIVORSHIP

State of Alabama

SHELBY

County

Know All Men By These Presents.

That for and in consideration of Nine Thousand and No/100 (\$9,000.00) Dollars to the undersigned grantor, Johnson-Rast & Hays Co. a corporation, in hand paid by Fred L. McDaniel and Eleanor W. McDaniel the receipt whereof is acknowledged, the said

Johnson-Rast & Hays Co.

does by these presents, grant, bargain, sell, and convey unto the said

Fred L. McDaniel and Eleanor W. McDaniel as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 3 and 4 in Block 1, Altadena Park, as recorded in Map Book 5 on page 73, in the Probate Office of Shelby County, Alabama, less and Except the Westerly 10 feet thereof, being a strip 10 feet wide lying adjacent and parallel to Old Caldwell Mill Road, said strip being for road widening purposes; minerals and mining rights excepted;

SUBJECT TO:

1. Taxes due October 1, 1971;
2. Transmission line permit to Alabama Power Co. dated January 15, 1962 and recorded in Deed Book 220, page 43;
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto;



19710805000032180 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/05/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CLERK
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1971 AUG -5 PM 2:12
U.S.C. FILE NUMBER OR
REC. BOOK PAGE AS SHOWN ABOVE
J. R. McDaniel

TO HAVE AND TO HOLD Unto the said Fred L. McDaniel and wife, Eleanor W. McDaniel, 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 Fred L. McDaniel and wife, Eleanor W. McDaniel, 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

Fred L. McDaniel and wife, Eleanor W. McDaniel, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Johnson-Rast & Hays Co.

signature by Tom E. Rast its President,
who is duly authorized, and has caused the same to be attested by its Secretary, on this 5th day of August, 1971.

ATTEST:

JOHNSON-RAST & HAYS CO.

By

Tom E. Rast, its President.

Secretary.

State of Alabama

JEFFERSON

County

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Tom E. Rast whose name as 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 5th day of August, 1971

J. F. Fletcher
Notary Public

19710805000032180 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/05/1971 12:00:00 AM FILED/CERT

BOOK 269 PAGE 261

RETURN TO: *mau 5-3017*

Johnson-Rast & Hays Co.

TO

Fred L. McDaniel and Eleanor W. McDaniel

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 recorded in Volume of Deeds at page, and examined.

Judge of Probate.

THIS FORM FROM
SPAIN, GILLON, RILEY, TATE & ANSLEY
BIRMINGHAM, ALABAMA

*9:20
1,45
10.45 pd*