

THE STATE OF ALABAMA,

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Five Thousand and No/100 (\$5,000.00) -----

----- DOLLARS

to the undersigned grantor Johnson-Rast & Hays Co., a corporation,

in hand paid by Sam Bennett Realty & Development Company, Inc.

the receipt whereof is hereby acknowledged, the said Johnson-Rast & Hays Co.

does grant, bargain, sell and convey unto the said Sam Bennett Realty & Development Company, Inc.

the following described real estate, to-wit: Lot 1 in Block 1, Altadena Park, as recorded in Map Book 5 on page 73 in 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; SUBJECT TO:

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

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Sam Bennett Realty & Development Company, Inc.,
its successors ~~there~~ and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said Sam Bennett Realty & Development Company, Inc., its successors ~~there~~ and assigns, except as above noted, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said Sam Bennett Realty & Development Company, Inc., its successors ~~there~~ and assigns forever, against the lawful claims of all persons.

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

has caused these presents to be executed by Tom E. Rast

_____, its President, duly authorized thereto, ~~and Secretary~~

_____, its Secretary, ~~and President~~

who affixed its corporate seal hereto, being duly authorized thereto, on this
the 20th day of August, 1971.

JOHNSON-RAST & HAYS CO.

By

Tom E. Rast,

Its President.

Secretary.



19710901000036530 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/01/1971 12:00:00 AM FILED/CERT

BOOK 269 PAGE 707

THE 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 this 20th day of August, 1971

Prepared by Richard S. Riley
SPAIN, GILLON, RILEY, TATE & ANSLEY
First National Building
Birmingham, Ala. 35201

Kathleen M. Lutton
Notary Public

My Commission Expires 11-7-73



19710901000036530 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/01/1971 12:00:00 AM FILED/CERT

SHAW REALTY & SHELBY CO.
RECORDING DEPT.
THIS INSTRUMENT WAS FILED
15TH SEP - 1 AM 8:25
U.C.C. FILE NUMBER 99
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

BOOK 269 PAGE 708

Birmingham Trust National Bank

JOHNSON-RAST & HAYS CO.

TO

SAM BENNETT REALTY & DEVELOPMENT COMPANY, INC.

CORPORATION

Warranty Deed

The State of Alabama

County

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the

day of 19, and was re-

corded in Vol. Record of Deeds,

Pages 5.00 on the

day of 2.05 19

Judge of Probate.

Recording Fee, \$

State Tax \$

205