

This instrument was prepared by
(Name) Gail W. Humber BEAVERS, MAY and DeBUYS
(Address) 1122 NORTH 22ND STREET ATTORNEYS PROFESSIONAL ASSOCIATION
BIRMINGHAM, ALABAMA 35234
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$80,000.00) Eighty Thousand and no/100 25000 00
DOLLARS

to the undersigned grantor, Johnson-Rast & Hays Company 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
Ben E. McWhorter and Carol A. McWhorter

(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 Jefferson County, Alabama, ~~xxxxxx~~ and in Shelby County, Alabama, to-wit:

Lot 3, Block 6, according to the survey of Third Sector, Altadena Bend,
as recorded in Map Book 106, page 90, in the Probate Office of Jefferson
County, Alabama.

Subject to easements, exceptions, restrictions and reservations of record.

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

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

REAL 1260 PAGE 541

JAN 27 4 24 PM '76

DEED & 5 MTG. TAX
DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Jane Meeks
JUDGE OF PROBATE

2500
250

27.50



19760212000127150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/12/1976 09:18:00 AM 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 con-
tingent 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 encum-
brances, except as stated above

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 27th day of January 19 76

ATTEST:

JOHNSON-RAST & HAYS COMPANY

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 Company
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 27th day of January 19 76

Notary Public
My Comm. Expires 1, 1979
STATE OF ALABAMA