

This instrument prepared by

(Name) Sloan Y. Bashinsky, II, Attorney at Law 8102

(Address) 503 City Federal Building, Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Six Thousand Five Hundred and No/100---- (\$86,500.00) --- 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

Richard E. Duncan and wife, Iola M. Duncan

(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 35, Riverchase West, a Subdivision of Riverchase, according to Plat recorded in Map Book 6, Page 78, in the Office of the Judge of Probate Of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$65,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 300 PAGE 598

19760827000082290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/27/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO.
JUDGE OF PROBATE
1976 AUG 27 PM 9:34
Deed filed 8/15/76
Conveyed by Deed

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 23rd day of August 1976

ATTEST:

JOHNSON-RAST & HAYS COMPANY

By:

President

Secretary

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 23rd day of August

Notary Public