

This instrument was prepared by

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

5679

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-Three Thousand Five Hundred and no/100-----DOLLARS (\$83,500.00)

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

Calvin E. Defnall and wife, Dorothy C. Defnall

(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 22, according to the amended map of Riverchase^{West} as recorded in Map Book 6, page 100, in the Probate Office of Shelby County, Alabama. Also part of Lot 21 according to Riverchase West as recorded in Map Book 6, page 100, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Begin at the southeast corner of said Lot 21, said point being on the westerly line of Riverchase Parkway West, thence run Westerly along the south line of said Lot 21 for 40.0 feet; thence 136°01'57" right and run Northeasterly for 57.57 feet to a point on the westerly line of said Riverchase Parkway West; thence run southerly along the westerly line of Riverchase Parkway West for 40.0 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

\$50,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This conveyance is made subject further to that certain easement for a water meter on the portion of Lot 21 conveyed herein, entered into on this day between Seller herein and Charles R. Poole and wife, Marjorie T. Poole, as recorded in Volume _____, Page _____, in the Probate Office of Shelby County, Alabama.

19770218000015290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/18/1977 12:00:00AM 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 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 15th day of February 19 77

ATTEST:

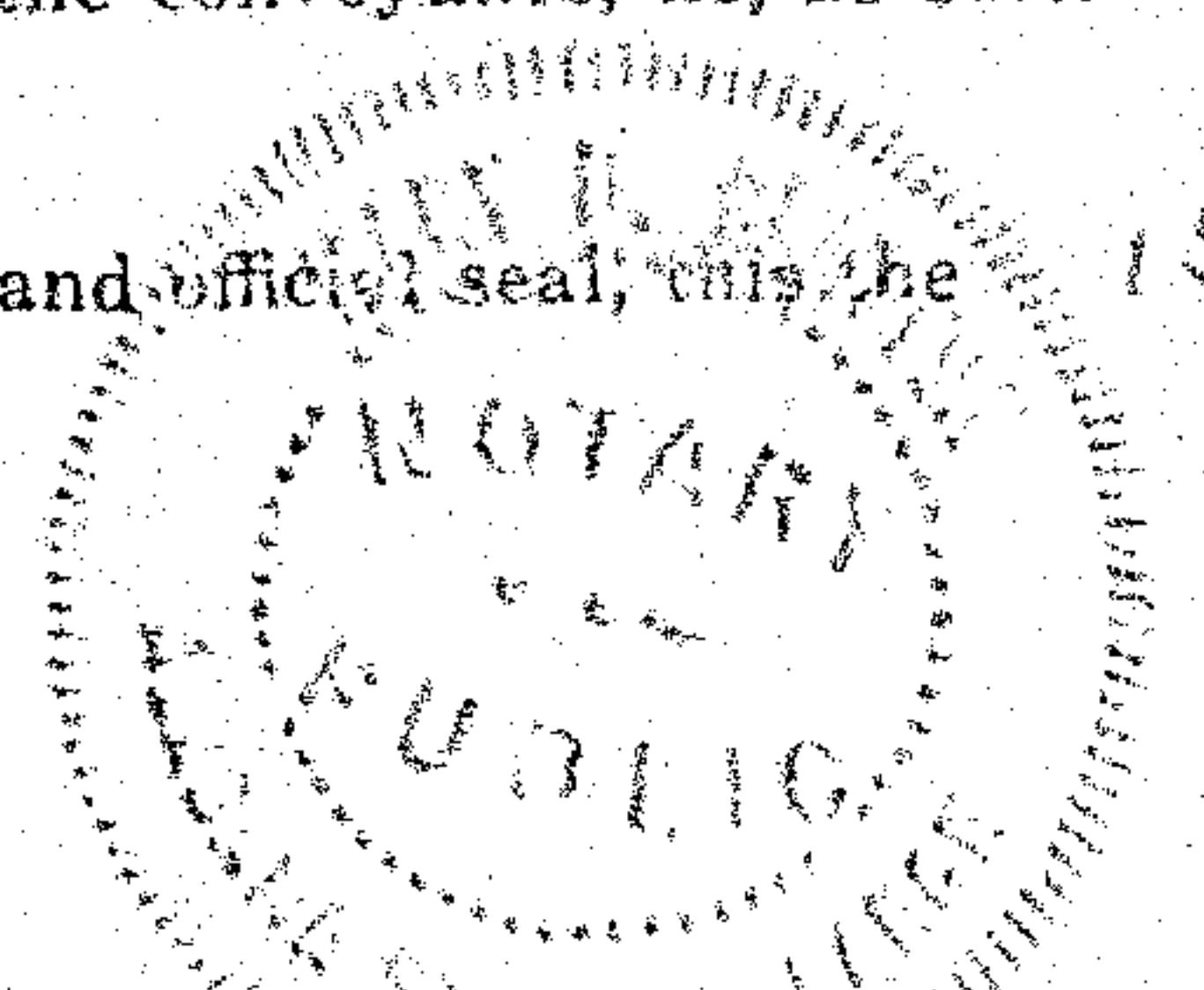
JOHNSON-RAST & HAYS COMPANY

STATE OF ALABAMA
COUNTY OF JEFFERSON
1977 FEB 18 AM 9:13
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 15 day of February 1977.

Iron And Steel Credit Union

701 EIGHTEENTH STREET, ENSLEY
P. O. BOX 8306



Mary D. Clayton
Notary Public
My Commission Expires August 30, 1980