

This instrument was prepared by

(Name) Sloan Y. Bashinsky, II, Attorney At Law

7082

(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 Sixty-five Thousand and no/100-----DOLLARS
(\$65,000.00)

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

Francis William Tobin and wife, Patricia Tobin

(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 4, according to the Amended map of Riverchase West, Dividing Ridge,
as recorded in Map Book 6, page 108, in the Probate Office of Shelby
County, Alabama.

Subject to easements and restrictions of record.

\$41,000.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

19770401000030130 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

'77 APR -1 AM 11:18

Deed tax 25.00

Rec. 1.50

Index 1.00

27.50

See Mtg. 363-620

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,

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 30 day of March 19 77

ATTEST:

JOHNSON-RAST & HAYS COMPANY

By Robert E. Reed, ITS 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 30 day of March

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Mary D. Clayton
Notary Public