

This instrument was prepared by

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(Address) 503 City Federal Building; Birmingham, AL 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-seven Thousand Five Hundred and no/100-----DOLLARS (\$67,500.00)

to the undersigned grantor, Johnson-Rast & Hays Co. 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 Stanley W. Nelson and wife, Barbara S. Nelson

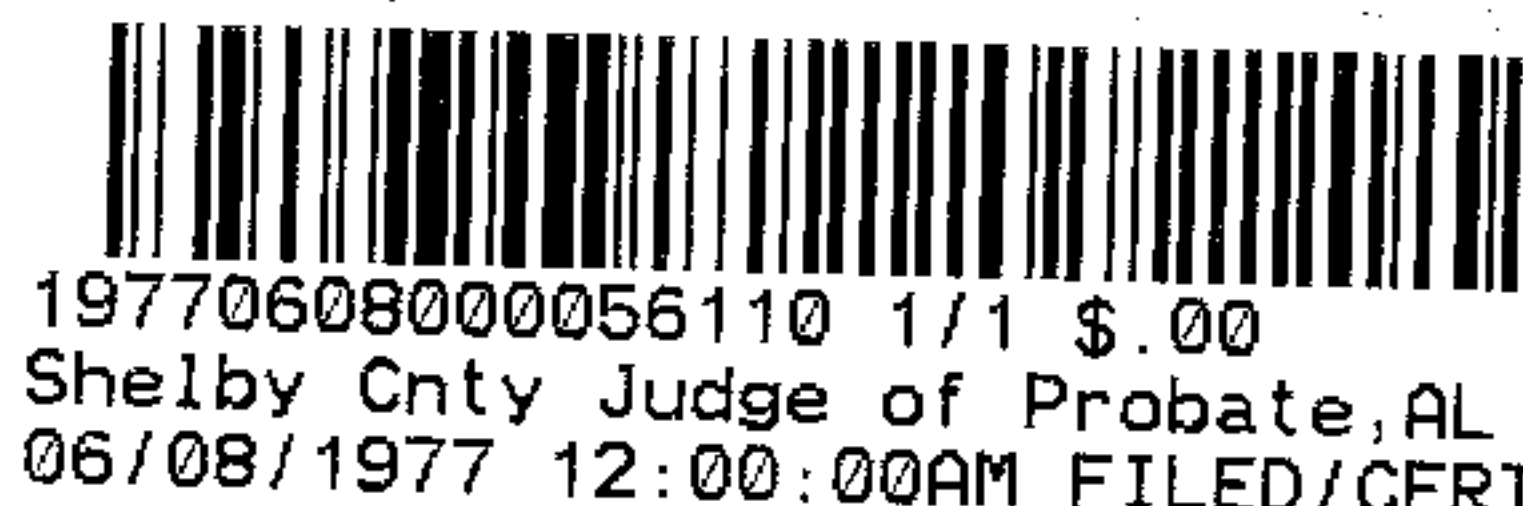
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, 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.

\$54,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 305 PAGE 863



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 6th day of June 1977.

ATTEST:

STATE OF ALA. SHELBY CO. I CERTIFY THIS

JOHNSON-RAST & HAYS COMPANY

By Robert E. Reed, President

STATE OF ALABAMA COUNTY OF JEFFERSON

JUDGE OF PROBATE

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 6th day of June

1977.

Mary D. Clayton Notary Public

My Commission Expires August 20, 1980

1st. Sec. Sec. 21 Bham