

This instrument was prepared by

(Name) Frank Dominick
927 Brown-Marx Building
(Address) Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70 (J) CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Fifty-eight Thousand Five Hundred - - - - -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

John E. Salzer and Anne E. Salzer

(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:

19770617000060610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/17/1977 12:00:00AM FILED/CERT

Lot 40, according to the map and survey of Riverchase
West Dividing Ridge, as recorded in map book 6, page
108, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT to easement as shown by recorded plat; title to all minerals within and underlying
the premises, together with all mining rights and other rights, privileges and immunities
relating thereto, as recorded in Vol. 121 page 294, in the Probate Office of Shelby County,
Alabama; declaration of protective covenants, agreements, easements, changes and liens
for Riverchase (residential), as recorded in Misc. Vol. 4 page 536 in said Probate Office;
right of way to Alabama Power Company as recorded in Vol. 300 page 357, in said Probate
Office.

Subject to ad valorem taxes for current year, 1977.

\$10,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 JUN 17 AM 10:13
JUDGE OF PROBATE

See Mtg 366-250

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, unless otherwise noted 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 16 day of June 19 77

ATTEST:

JOHNSON-RAST & HAYS COMPANY

By [Signature] 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 16 day of June 19 77

Mary D. Clayton
Notary Public