

10199

WARRANTY DEED

STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS, That:
COUNTY OF SHELBY)

FOR AND IN CONSIDERATION of ONE AND NO/100 (\$1.00) DOLLARS, and other good and valuable consideration, to the undersigned Grantor, JOHNSON-RAST & HAYS CO., a corporation, the receipt whereof is acknowledged, the said JOHNSON-RAST & HAYS CO. does by these presents, grant, bargain, sell, and convey unto the said JR&H DEVELOPMENT CO., the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 39-47, according to Altadena Bend, Second Sector, as recorded in Map Book 5, Page 131, in the Probate Office of Shelby County, Alabama;

All of the NW 1/4 of the NE 1/4 of Section 3, Township 19 S, Range 2 West, situated in Shelby County, Alabama; less and except Altadena Bend, Second Sector, as recorded in Map Book 5, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama;

Lots 23, 24, 28, 31, and 34, 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;

Lots 7, and 32-38, 42-44, 46-55, Dividing Ridge Subdivision, a subdivision of Riverchase according to plat recorded in Map Book 6, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama;

TO HAVE AND TO HOLD, unto the said JR&H DEVELOPMENT CO., its successors and assigns forever.

And said JOHNSON-RAST & HAYS CO. does for itself, its successors and assigns, covenant with the said JR&H DEVELOPMENT CO., its successors and assigns, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said JR&H DEVELOPMENT



19770624000063720 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/24/1977 12:00:00AM FILED/CERT

BOOK 306 PAGE 268

*Baldwin Enterprises, Inc.
3918 Montclair Rd. Suite 212*

CO., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said JOHNSON-RAST & HAYS CO. has hereunto set its signature by ROBERT E. REED, its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 24 day of June, 1977.

ATTEST:
William J. Hangan
Its Secretary

JOHNSON-RAST & HAYS CO.
By Robert E. Reed
Its President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, in and for said County, in said State, hereby certify that ROBERT E. REED, whose name as President of JOHNSON-RAST & HAYS CO. 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 24 day of June, 1977.

Mary D. Clayton
Notary Public

My Commission Expires August 30, 1980

19770624000063720 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/24/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Prepared by John P. McKleroy, Jr. Ed. Jay \$ 400.00
SPAIN, GILLON, RILEY, TATE & ETHEREDGE JUN 24 PM 2:45
John A. Hand Building
Birmingham, Alabama 35203 3.00
JUDGE OF PROBATE 1.00
\$ 404.00