

This instrument was prepared by

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(Address) 2220 Highland Avenue, Birmingham, AL 35205

Form 1-1-7 Rev. 3-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-One Thousand Five Hundred and no/100 -----DOLLARS (\$71,500.00)

to the undersigned grantor, Johnson-Rast & Hays Co. Inc. 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

James H. Varnell and wife Doris S. Varnell

(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 36, 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, restrictions, set back lines, rights of way and limitations, if any, of record.

\$49,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.



19771025000114430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/25/1977 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, 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 21st day of October 19 77

ATTEST:

JOHNSON-RAST & HAYS CO., INC.

1977 OCT 25 AM 9:22
Secretary

By

Reed 22.00

Rec. 1.50

Ind. 1.00

24.50

Secnty. 370-781

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned

State, hereby certify that Robert E. Reed

whose name as President of Johnson-Rast & Hays Co. Inc.

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 21st day of

October 19 77

City Federal Sav. & Loan

City Federal Building

2ND AVENUE, NORTH
BIRMINGHAM, ALABAMA 35203

Notary Public