

(Name)

Robert O. Driggers, Attorney

(Address)

2824 Linden Avenue, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Eight Thousand Five Hundred and No/100-----Dollars

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

MICHAEL MITCHELL and KAREN RAE MITCHELL

(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 55, according to the map of Riverchase West, Dividing Ridge Revision #1, as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1978 and thereafter.
2. Oil, gas, petroleum and sulphur recorded in Volume 127, Page 140, in the Probate Office of Shelby County, Alabama.
3. Agreement with Alabama Power Company recorded in Misc. Volume 15, Page 401; Misc. Volume 15, Page 703, and Misc. Volume 16, Page 351, in said Probate Office.
4. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 300, Page 357, in said Probate Office.
5. Restrictions recorded in Misc. Volume 17, Page 550, Misc. Volume 15, Page 703, Misc. Volume 19, Page 633, Misc. Volume 15, Page 189 and Misc. Volume 14, Page 536, in said Probate Office.

\$38,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.



19771214000134120 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/14/1977 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,

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 12 day of December 19 77

JOHNSON RAST & HAYS CO., INC.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS By
Secretary

ROBERT E. REED,

STATE OF ALABAMA
COUNTY OF JEFFERSON

1977 DEC 14 AM 9:59

Reed tax - 30.50
Re. 1.50
1.00

I, the undersigned, _____ a Notary Public in and for said County in said State, hereby certify that Robert E. Reed, _____ 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 12 day of December

My Commission Expires August 30, 1980