

This instrument was prepared by

(Name) John F. DeBuys, Odom, May & DeBuys

(Address) 1122 North 22nd Street, Birmingham, AL

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

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$74,500.00) Seventy-four 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

Larry C. Ferris and Jenifer L. Ferris

(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 59, according to the survey of Riverchase West Dividing Ridge, First  
Addition, as recorded in Map Book 7, page 3, in the Probate Office of  
Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and  
thereafter. (2) 10 foot easement on west as shown by recorded map.  
(3) Restrictions recorded in Volume 21, page 392 in the Probate Office  
of Shelby County, Alabama. (4) Agreement to Alabama Power Company recorded  
in Volume 21, page 393, in said Probate Office.

\$67,000.00 of the purchase price recited above was paid from mortgage loan  
closed simultaneously herewith.



19780117000006380 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
01/17/1978 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 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, except as stated 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 13th day of January 19 78  
Johnson-Rast & Hays Co., Inc.

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
NOTARIAL WAS FILED

By

Robert E. Reed

President

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

1978 JAN 17 AM 10:47

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

Deed 7.50

Rec. 1.50

Ind. 1.00

10.00

See mtg. 373-724

a Notary Public in and for said County in said

I, the undersigned Robert E. Reed  
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 13th day of January

19 78.

Mary D. Clayton  
Notary Public