

(Name) William J. Flanigan

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(Address) 2131 Magnolia Avenue, South Birmingham, Alabama 35205

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-four thousand four hundred fifty and no/100--Dollars (\$24,450.00)

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

NATTER PROPERTIES, INC.

(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:

Lots 35 and 38 according to the Survey of Riverchase West Dividing Ridge, 1st Addition, as recorded in May Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for 1977 and subsequent years.
2. Easements as shown on recorded map of said subdivision.
3. Oil, gas, petroleum and sulfur, together with all right of incident thereto, as reserved in deed from Wesley W. West, et al, to George W. Young, recorded in Deed Book 127, Page 140, in Probate Office.
4. Agreement with Alabama Power Company dated April 11, 1977, and recorded in Misc. Book 21, Page 393.
5. Restrictions as to underground cables, dated April 11, 1977, and recorded in Misc. Book 21, Page 392.
6. Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 500, Deed Book 101, Page 569, Deed Book 130, Page 230, and Deed Book 173, Page 359, in Probate Office.
7. Right of way to Shelby County recorded in Deed Book 102, Page 441, and Deed Book 153, Page 190, in Probate Office.
8. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
9. No liability is assumed for possible unfiled mechanic's and materialmen's liens.

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, except as above noted;

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 day of January 1978

JOHNSON-RAST & HAYS CO., INC.

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

By

President

STATE OF
COUNTY OF

1978 JAN 24 AM 11:54

Deed 24.58

Rec. 1.50

Ind. 1.00

27.00

a Notary Public in and for said County in said

I, Mary D. Clayton JUDGE OF PROBATE

State, hereby certify that Robert E. Reed whose name as President of

JOHNSON-RAST & HAYS CO., INC.

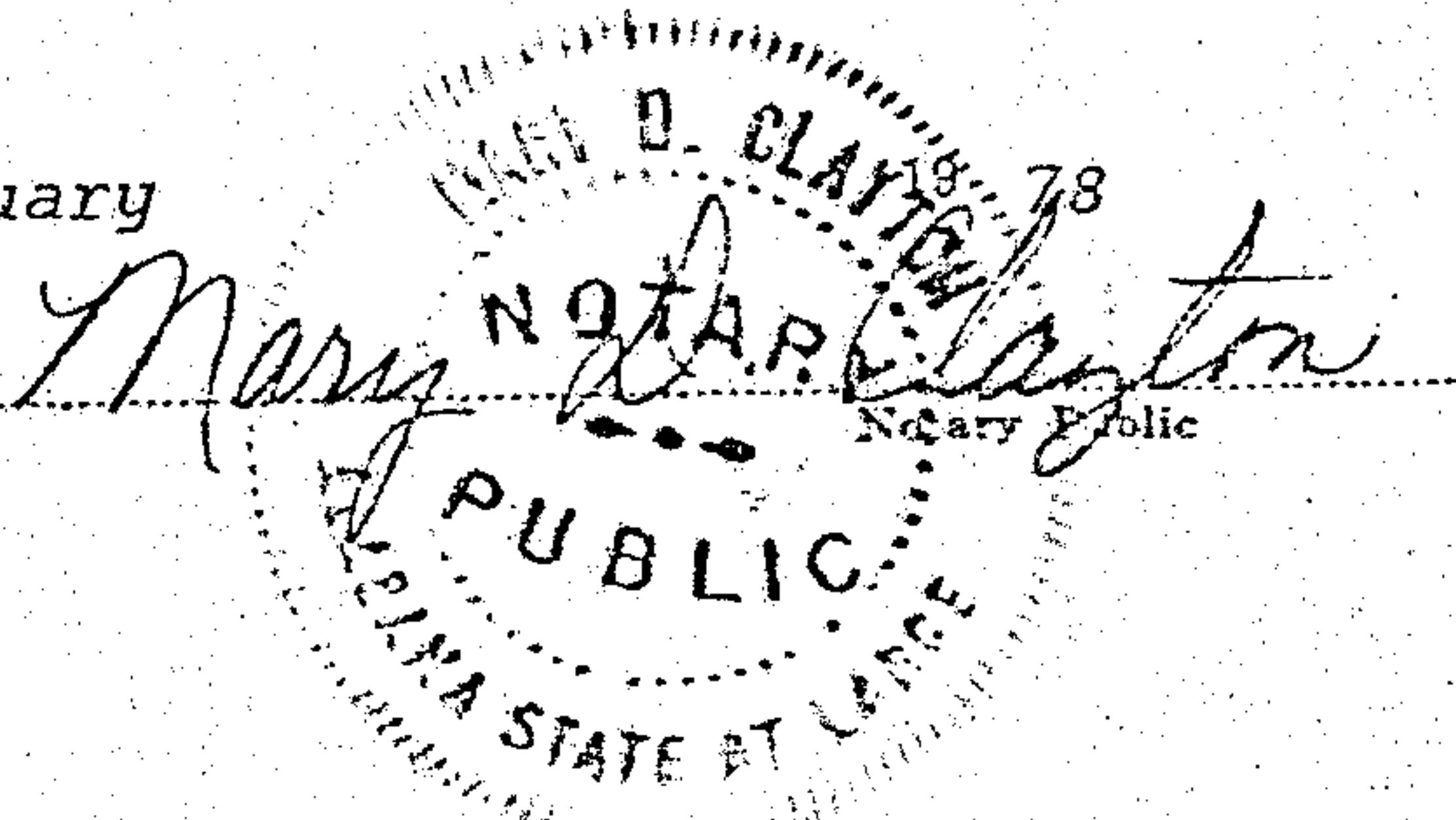
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the

day of January



19780124000008830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1978 12:00:00AM FILED/CERT



Land Title