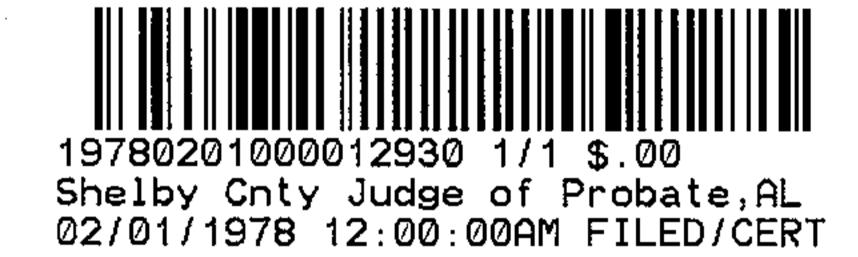
J. M. Cooper and Laura J. Cooper

(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, Shelby County, Alabama, to-wit: situated in

Lot 51, according to the Survey of Riverchase West, Dividing Ridge, as recorded in Map Book 6, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter. (2) Restrictions appearing of record in Misc. Vol. 13, page 50 and Misc. Vol. 14, page 536 and amended by Misc. Vol. 15, page 189, amended by Misc. Vol. 17, Page 550 and amended by Misc. Vol. 19, Page 633. (3) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 300, Page 357. (4) Underground electric system agreement granted to Alabama Power Company in Misc. Vol. 15, Page 703 and Misc. Vol. 16, Page 351. (5) 25 foot easement from Bailey Brook Circle on the southerly boundary line of subject property, and a 10 foot easement along the westerly and northerly boundary lines of subject property as shown on recorded map.

\$65,250.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



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 encumexcept as stated above brances,

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.

Robert E. Reed IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of January Johnson-Rast & Hays Co.

ATTEST:

STATE OF ALA. SHELBY CO. I CERTSECKERRY S

ALABAMA STATE OF **JEFFERSON** COUNTY OF

1978 FEB - 1 All 9: 30 Rc. 150

the undersigned on of the the party of the order of the o Robert LEGE Reed GBATF

a Notary Public in and for said County in said

State, hereby certify that President of Johnson-Rast & Hays Co., Inc. whose name as 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 poluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 27th day of January

ODOM, MAY & DEBUYS ATTORNEYS PROFESSIONAL ASSOCIATION

> P. C. ROX 2605 BAMA 35202 BIRMING