

This instrument was prepared by

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Odom, May & DeBuys
(Address) 1122 North 22nd Street, Birmingham, AL 7158

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 (\$72,500.00) Seventy-two 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

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

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.

BOOK 340 PAGE 254
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.

19780201000012930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/01/1978 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 27th day of January 19 78

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THAT
INSTRUMENT WAS FILED
By Robert E. Reed President
STATE OF ALABAMA
COUNTY OF JEFFERSON } 1978 FEB -1 AM 9:30 Rec. 150
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I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Robert E. Reed, 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 voluntarily 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.O. BOX 2605
BIRMINGHAM, ALABAMA 35202

MARY B. CLAYTON
NOTARY PUBLIC
ALABAMA STATE