

This instrument prepared by
(Name) Dale Corley 8205-
(Address) 2117 Magnolia Avenue
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama
STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Two Thousand 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

Terry L. Pennekamp and wife, Jean M. Pennekamp
(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 48, according to the Survey of Riverchase West, Dividing
Ridge, as recorded in Map Book 6, Page 108, in the Office of
the Judge or Probate of Shelby County, Alabama.

- Subject to:
1. Current taxes.
 2. Restrictions appearing of record in Misc. Vol. 13, Page 50, and Misc. Vol. 14, Page 536, and amended by Misc. Volume 15, Page 189, amended by Misc. Volume 17, Page 550, and amended by Misc. Volume 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. 10 foot easement on the Northerly and Easterly boundaries of subject property and easement of varying width across the Southeast corner of subject property as shown on recorded map.

\$52,000.00 of the purchase price recited above was paid from a mortgage loan.
closed simultaneously herewith.

19780228000024620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/28/1978 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,

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.

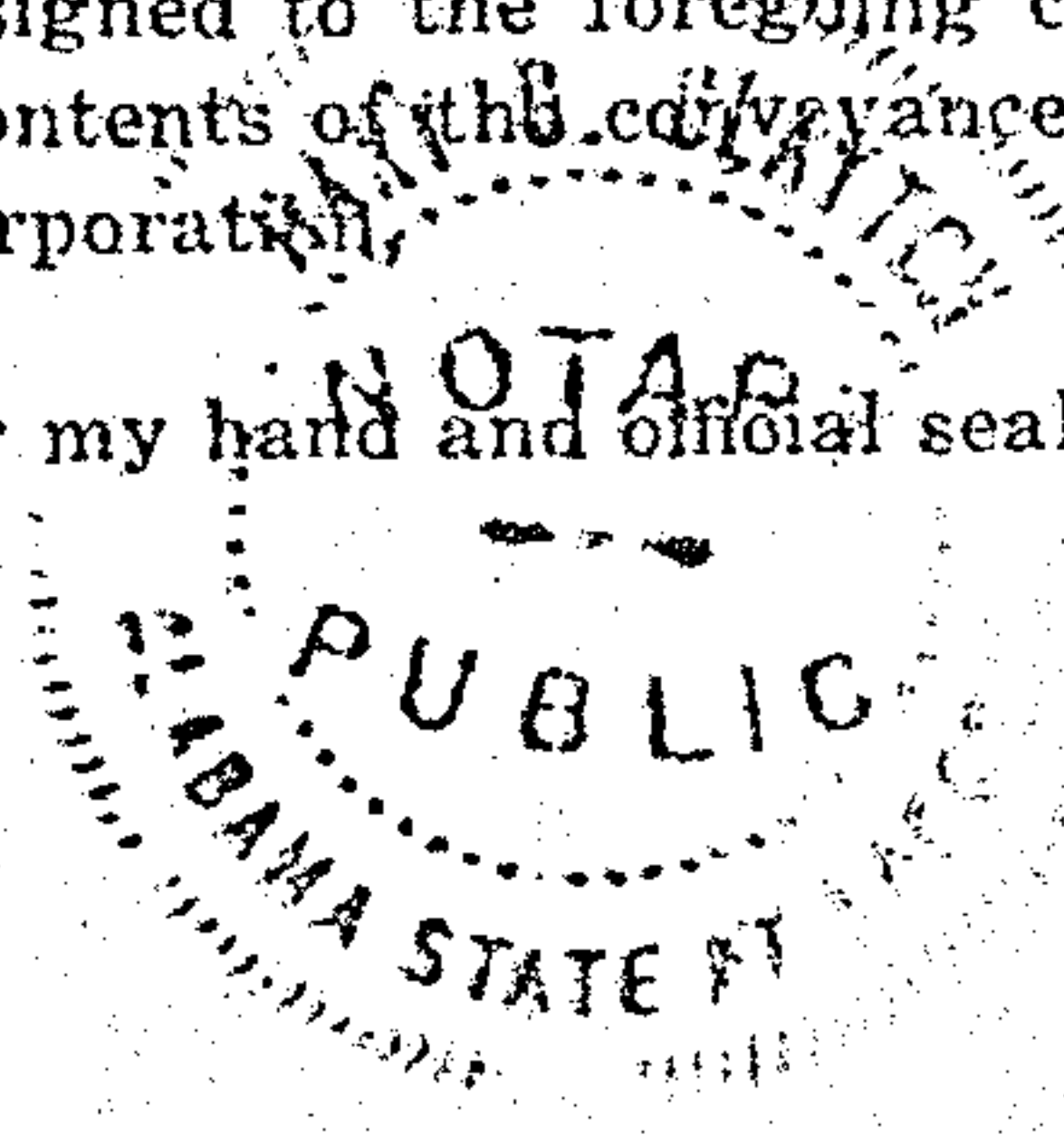
IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of February 1978

ATTEST: JOHNSON RAST & HAYS CO., INC.
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED By
Secretary

STATE OF Alabama }
COUNTY OF Jefferson }
1978 FEB 28 AM 8:39 Deed 20.00
Rec. 1.50 Sec entry 375-113
Ind. 1.00
22.50
I, the undersigned
JUDGE OF PROBATE a Notary Public in and for said County in said

State, hereby certify that
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 22nd day of February 1978
Mary L. Clayton
Notary Public



Corley & Hallbrook