

This instrument prepared by

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

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

8371

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 (\$65,500.00) Sixty-five 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

M. Alex Tyndall and Patricia C. Tyndall

(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 32, according to the Amended map of Riverchase West, Dividing Ridge, as recorded
in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem property taxes for the current year and thereafter.
(2) Oil, gas, petroleum and sulphur recorded in Volume 127, page 140, in the
Probate Office of Shelby County, Alabama. (3) Agreement with Alabama Power
Company recorded in Misc. Volume 15, page 401; Misc. Volume 15, page 703, and Misc.
Volume 15, Page 351, in said Probate Office. (4) Easement to Alabama Power Company
and Southern Bell Telephone and Telegraph Company recorded in Volume 300, page 357,
in said Probate Office. (5) Restrictions recorded in Misc. Volume 17, page 550;
Misc. Volume 15, page 703; Misc. Volume 19, Page 633; Misc. Volume 15, page 189
and Misc. Volume 14, page 536, in said Probate Office. (6) 10' easement on rear
as shown by recorded map

\$52,400.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
03/02/1978 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 24th day of February 1978.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED BY

Secretary

1978 MAR -2 AM 9:36

Thomas A. Snowling, Jr.
JUDGE OF PROBATE

JOHNSON-RAST & HAYS CO., INC.

Robert E. Reed

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 24th

day of

February

1978.

NOTARY

PUBLIC

Notary Public

City Federal