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Shelby Cnty Judge of Probate, AL
03/30/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

NAME: John F. DeBuys, Jr.
Odom, May & DeBuys
ADDRESS: 1122 North 22nd Street
Birmingham, AL

form 1-1-6

9478

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$77,500.00) Seventy-seven Thousand Five Hundred & no/100---DOLLARS,

to the undersigned grantor, Johnson-Rast & Hays Co., Inc. a corporation,
in hand paid by Mary Jo Dunlavy

the receipt of which is hereby acknowledged, the said
Johnson-Rast & Hays Co., Inc.

does by these presents, grant, bargain, sell and convey unto the said
Mary Jo Dunlavy

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter.
(2) All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property. (3) 10 foot easement on the west side of lot as shown on recorded plat. (4) Restrictions appearing of record in Shelby Misc. Volume 14, Page 536, and amended by Shelby Misc. Volume 17, Page 550, and Shelby Misc. Volume 21, Page 392. (5) Right of Way granted to Alabama Power Company by instrument(s) recorded in Shelby Misc. Volume 21, Page 393.

\$68,850.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said

Mary Jo Dunlavy, her

heirs and assigns forever.

And said Johnson-Rast & Hays Co., Inc. does for itself, its successors
and assigns, covenant with said Mary Jo Dunlavy, her

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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

Mary Jo Dunlavy, her

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Johnson-Rast & Hays Co., Inc.

by its

President, Robert E. Reed

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 29th day of March, 1978

JOHNSON-RAST & HAYS CO., INC.

ATTEST:

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

1978 MAR 30 AM 9:28

By Robert E. Reed

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

James A. Snowdon, Jr.
JUDGE OF PROBATE

I, the undersigned Robert E. Reed
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 29th day of March, 1978

Home Fed. of the South

MARY D. CLAYTON
NOTARY PUBLIC
1978
Notary Public