

This instrument prepared by

(Name) Larry L. Halcomb, Attorney at Law

623

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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 One hundred one thousand five hundred and no/100 (\$101,500.00) 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

James Russell Boulware III and Pamela R. Boulware
(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 4, according to the Map and survey of First Addition, Riverchase West, Residential
Subdivision, as recorded in Map Book 7, Page 2, in the Office of the Judge of Probate of
Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1978.

Subject to restrictions, easements and rights of way of record.



19780419000046980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/19/1978 12:00:00AM FILED/CERT

\$50,000.00 of the purchase price recited above was paid from a 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 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, Robert E. Reed
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of April 19 78

ATTEST:

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

Secretary
1978 APR 19 AM 8:41

JOHNSON-RAST & HAYS CO., INC

By

President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, Larry L. Halcomb
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,

Given under my hand and official seal, this the 17th day of April

LARRY L. HALCOMB

My Commission Expires January 23, 1982