

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

CORPORATION FORM WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS---(\$78,500.00)

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

Joe W. Smith, Jr. and wife, Maureen S. Smith

(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 the County of Shelby, State of Alabama, to-wit:

Lot 18, according to the Survey of Riverchase West,  
Dividing Ridge, First Addition, as recorded in Map  
Book 7, Page 3, in the Office of the Judge of Probate  
of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,  
if any, of record.

\$69,500.00 of the purchase price recited above was paid from mortgage loan closed simul-  
taneously herewith.

19780501000051670 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
05/01/1978 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,

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 26th day of April 19 78.

Deed 9.00  
Rec. 1.50  
Index 1.00

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

JOHNSON-RAST & HAYS CO. INC.

BY

1978 MAY -1 AM 9:52

Robert E. Reed

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

I, the undersigned  
State, hereby certify that

Robert E. Reed

a Notary Public in and for said County in said

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 26 day of

April 19 78.

Mary W. Clayton  
NOTARY PUBLIC