

This instrument was prepared by

560

(Name) Ben E. McWhorter

(Address) 2131 Magnolia Avenue, South

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Shelby Cnty Judge of Probate, AL
06/01/1978 12:00:00AM FILED/CERT

CORPORATION FORM WARRANTY DEED- LAND TITLE COMPANY OF ALA., Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON

That in consideration of SIX THOUSAND DOLLARS (\$6,000.00) DOLLARS,

to the undersigned grantor, JOHNSON-RAST & HAYS CO., INC. AS GRANTOR a corporation,
in hand paid by PARKER ENTERPRISES, INC., AS GRANTEE

the receipt of which is hereby acknowledged, the said GRANTOR

does by these presents, grant, bargain, sell and convey unto the said GRANTEE

the following described real estate, situated in Shelby County, Alabama.

Lot 45, Riverchase West-Dividing Ridge Residential Subdivision, First Addition, a subdivision of Riverchase, according to plat recorded in Map Book 7, page 3, in the office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1978.
2. Mineral and mining rights not owned by GRANTOR.
3. Any applicable zoning ordinances.
4. Easements, rights of way, reservations, agreements, restrictions and setback lines of record.
5. Said property conveyed by this instrument is hereby subjected to the Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Miscellaneous Book 14, beginning at page 536 in the office of the Judge of Probate of Shelby County, Alabama, as amended in Miscellaneous Book 17, beginning at page 550, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEE

its heirs and assigns forever.

And said GRANTOR does for itself, its successors
and assigns, covenant with said GRANTEE, ITS SUCCESSORS,

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 GRANTEE, ITS SUCCESSORS,

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

IN WITNESS WHEREOF, the said GRANTOR

by its

President, Robert E. Reed
has hereto set its signature and seal, this the 25th

, who is authorized to execute this conveyance,
day of May 19 78.

ATTEST:

JOHNSON-RAST & HAYS CO., INC.

WIT JUN -1 PM 12:27

By

Robert E. Reed,

President

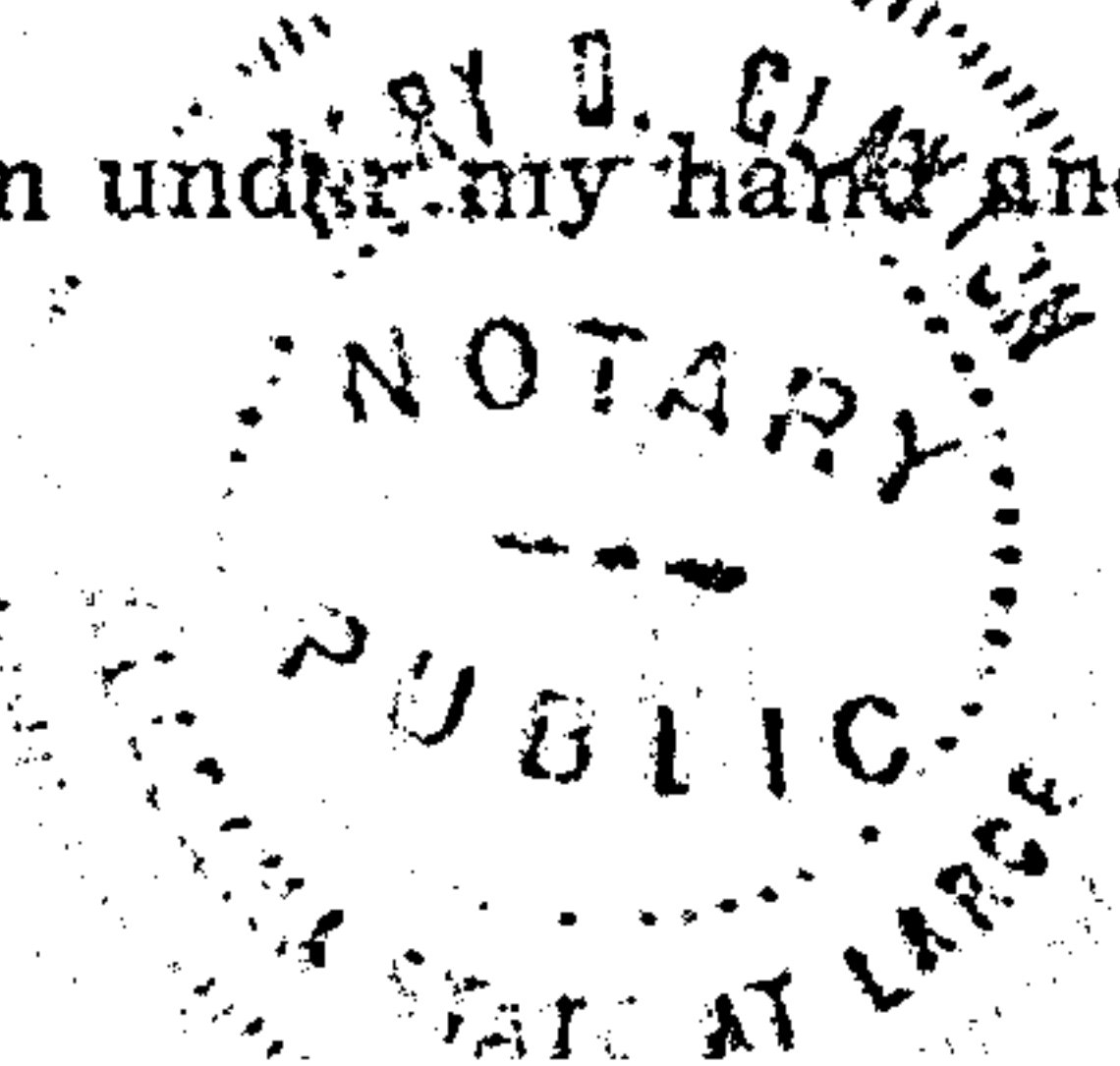
STATE OF ALABAMA
COUNTY OF JEFFERSON

Secretary

Reed 1.50
Judeal 1.00
Reed 6.00

I, Mary D. Clayton a Notary Public in and for said County, in
said 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 25th day of May, 1978.



Parker Enterprises, Inc.
2022C Longleaf Dr.
Birmingham, AL 35216

Mary D. Clayton
Notary Public