

This instrument was prepared by

1077

(Name) Gail W. Humber
Odom, May & DeBuys
(Address) 2160 Highland Avenue, Birmingham, Al

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$81,250.00) Eighty-one Thousand Two Hundred Fifty and no/100-----DOLLAR

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

Leonard P. Widra and Linda C. Widra

(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 15, 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) Right of Way granted to Alabama Power Company by instrument(s) recorded in
Misc. Book 21, Page 393. (3) Restrictions appearing of record in Misc. Book 14,
Page 536, and amended by Misc. Book 17, Page 550 and Misc. Book 21, Page 392.
(4) All mienrals of every kind and character, including, but not limited to, oil,
gas, snad and gravel in, or, and under subject property. (5) Easements and
building line as shown on recorded map.

\$56,900.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

19780614000074710 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/14/1978 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 13th day of June 19 78.

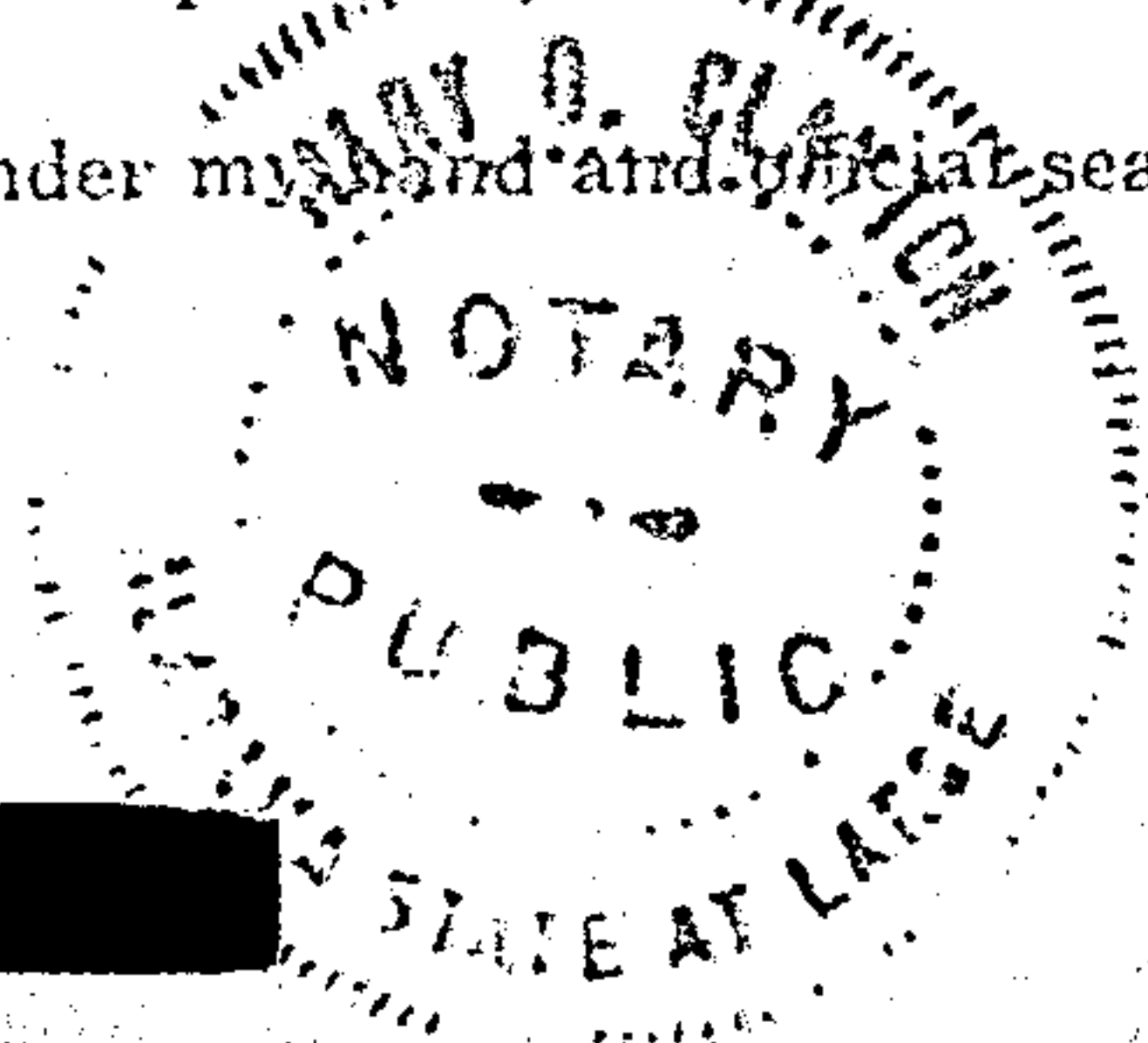
ATTEST: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JUN 14 AM 10:39
By Robert E. Reed President
Re. 2450
150
100
2700
Pres. 379-245

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned 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, akkuowledged 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 13th day of June 19 78



P. O. BOX 128 BIRMINGHAM, AL 35201

Mary D. Clayton
Notary Public