

THIS INSTRUMENT PREPARED BY:

NAME: John F. DeBuys, Jr.
Odum, May & DeBuys
2160 Highland Avenue
ADDRESS: Birmingham, AL

19780905000118900 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/05/1978 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

136
Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
(\$75,000.00) Seventy-five Thousand and no/100-----DOLLARS

to the undersigned grantor, Johnson-Rast & Hays Co., Inc.
a corporation, in hand paid by Harry R. Richardson and Elizabeth A. Richardson
the receipt whereof is acknowledged, the said

Johnson-Rast & Hays Co., Inc.

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

Harry R. Richardson and Elizabeth A. Richardson

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 50, 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) 10 foot easement on north and east as shown by recorded
map. (3) Restrictions recorded in Volume 21, page 392, in the Probate
Office of Shelby County, Alabama, and Misc. Volume 14, page 536, and Misc.
Volume 17, page 550. (4) Agreement to Alabama Power Company recorded in
Volume 21, page 393, in said Probate Office. (5) Mineral and mining rights
and rights incident thereto.

\$67,500.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Harry R. Richardson and Elizabeth A. Richardson
as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to
this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to
the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Johnson-Rast & Hays Co., Inc. does for itself, its successors
and assigns, covenant with said Harry R. Richardson and Elizabeth A. Richardson, their
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

Harry R. Richardson and Elizabeth A. Richardson, their
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

Johnson-Rast & Hays Co., Inc.

signature by Robert E. Reed

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 31st day of August, 1978.

ATTEST:

Secretary.

JOHNSON-RAST & HAYS CO., INC.
By Robert E. Reed Vice President

First Federal Sav. & Loan
2030-1st, No.

Johnson-Rast & Hays Co., Inc.

TO

Harry R. Richardson and wife,

Elizabeth A. Richardson

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON

COUNTY;

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 the Johnson-Rast & Hays Co., Inc. a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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 31st day of August, 1978

Edmund R. Menger

Notary Public



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

1978 SEP -5 AM 9:52

Thomas P. Snowdon, Jr.
JUDGE OF PROBATE

Deed 7.50

Rec. 3.00

Ind. 1.00

11.50

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