

This instrument was prepared by

762

John F. DeBuys, Jr.  
(Name) Odom, May & DeBuys  
2160 Highland Avenue  
(Address) Birmingham, AL

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of (\$100,000.00) One Hundred Thousand and no/100-----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

Kenneth E. Griffith and Carole M. Griffith

(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 3, according to the survey of the First Addition to Riverchase West,  
as recorded in Map Book 7, page 2, in the Probate Office of Shelby County,  
Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter.  
(2) 20' easement northeast and 40' easement northwest. (3) Sewer agreement  
recorded in Misc. Vol. 16, page 989, in the Probate Office of Shelby County,  
Alabama. (4) Right of way to Alabama Power Company recorded in Vol. 308, page  
431, in said Probate Office. (5) Agreement to Alabama Power Company recorded  
in Misc. Vol. 21, page 385 and Vol. 21, page 393, in said Probate Office.  
(6) Restrictions recorded in Misc. Vol. 21, page 384, and Volume 21, page 392,  
in said Probate Office. (7) Mineral and mining rights and rights incident  
thereto recorded in Vol. 127, page 140, in said Probate Office.

\$80,000.00 of the purchase price recited above was paid from mortgage loan  
closed simultaneously herewith.



19780919000125700 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/19/1978 12:00:00AM FILED/CERT

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

1978 SEP 19 AM 9:58

James P. Snowdon, Jr.  
JUDGE OF PROBATE

Need 20.00  
Rec. 1.50  
Ind. 1.00  
22.50

Rec mty - 383 - 189

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, unless otherwise noted 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 18th day of September 1978.

ATTEST:

William J. Hargis  
Secretary

Johnson-Rast & Hays Co., Inc.

By Robert E. Reed

President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

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, 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 18th day of September

Jefferson Federal S & L  
215 1st St.

NOTARY  
Mary D. Clayton  
Notary Public