

This instrument was prepared by

(Name) Gail W. Humber
(Address) Odom, May & DeBuys
2154 Highland Avenue, 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 (\$79,800.00) Seventy-nine Thousand Eight Hundred 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

William C. Luka and Martha Susan Ryals

(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 52, 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 there-
after. (2) Easements and building line as shown on recorded map. (3) Restric-
tions appearing of record in Shelby Misc. Volume 14, Page 536; and amended by
Shelby Misc. Volume 17, Page 550; and Shelby Misc. Volume 21, Page 392.
(4) Right of Way granted to Alabama Power Company by instrument(s) recorded
in Shelby Misc. Volume 21, Page 393, and Misc. Volume 21, Page 392.

\$71,800.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

19781204000161370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/04/1978 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, 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 30th day of November 19 78.

ATTEST:

JOHNSON-RAST & HAYS CO., INC.

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

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 30th day of November 19 78.

Mary D. Clayton
Notary Public