

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

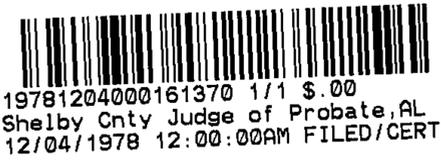
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

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.

BOOK 316 PAGE 539



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  
By Robert E. Reed President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }  
Need tax - 800  
4 AM 8:52 Rec. 150  
109

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.

