

This instrument was prepared by

606

(Name) William A. Hotze

(Address) 2131 Magnolia Avenue, Birmingham, Alabama 35205

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 Forty 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 Edith S. Hanners, a single woman, and her sons Joseph M. Hanners, a single man and William M. Hanners, a single man, each with an undivided 1/3 interest, (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:

Lot 6, according to the Amended Map, Altadena Bend - Fourth Sector, as recorded in Map Book 7, Page 90, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due for the year 1979.
2. 35' building line on road frontage; 7.5' easement on West, and 10' easement on East and South, all as shown by recorded map.
3. Right of way to Alabama Power Company, as recorded in Volume 313, Page 188, in the Probate Office of Shelby County, Alabama.
4. Restrictions as recorded in Misc. Volume 25, Page 481, in said Probate Office.

BOOK 316 PAGE 880

STATE OF ALA. SHELBY CO. deed to 40.00
I CERTIFY THIS rec. 1.50
INSTRUMENT WAS FILED ind. 1.00
1978 DEC 15 PM 4:02 42.50

19781215000166860 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/15/1978 12:00:00AM FILED/CERT

Judge of Probate

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 contingent 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 encumbrances, 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 14th day of December 1978

ATTEST:

By Robert E. Reed President
OK/wat

STATE OF Alabama
COUNTY OF Jefferson

I, Mary D. Clayton
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 14th day of December

19 78
Mary D. Clayton
Notary Public