

This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy three thousand and no/100 (\$73,000.00) 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 M. Cleveland and Sandra M. Cleveland
(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 22 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.

Minerals and mining rights excepted.

Subject to taxes for 1979.

Subject to restrictions, easements and agreements of record.

19790125000010330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/25/1979 12:00:00AM FILED/CERT

\$ 58,400.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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,

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 12th day of January 19 79

ATTEST:

Deed 15.00

County 387-690 Rec. 1.50

Deed 1.00

1750

Secretary

JAN 25 AM 8:21

JOHNSON-RAST & HAYS CO., INC.

STATE OF ALABAMA
COUNTY OF Jeff

I, the undersigned Robert E. Reed a Notary Public in and for said County in said
State, hereby certify that 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 12th day of January 19 79

LARRY L. HALCOMB

Notary Public

Home Federal Sav. & Loan

My commission expires 1/23/82