

This instrument was prepared by

1061

REAL 1712 PAGE 332

(Name) William A. Hotze

(Address) 2131 Magnolia Avenue, Birmingham, Alabama 35205

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson & Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty 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 GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto William D. Ruff and Sharon Y. Ruff

(herein referred to as GRANTEEES) 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 ~~partly~~ partly in Shelby County, Alabama and partly in Jefferson County, Alabama: Lot 1, according to the Fourth Sector of Altadena Bend, as recorded in Map Book 116, page 53, in the Probate Office of Jefferson County, Alabama, and Map Book 7, page 69, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1979.
2. 35 foot building line as shown by recorded map.
3. 5 foot easement on North, Northwest and rear as shown by recorded map.
4. Restrictions recorded in Misc. Volume 25, page 481 in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 247, page 422 and Volume 266, page 741 in the Probate Office of Shelby County, Alabama.



19790131000012550 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/31/1979 12:00:00AM FILED/CERT

STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

REAL 1712 PAGE 332  
JAN 27 12 28 PM '79

RECORDED & INDEXED  
20.00  
H.S. TAX  
POL. OF THE INSTRUMENT.

JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

JAN 31 AM 8:12

Rec 150  
Ord 100  
250

JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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 GRANTEEES, 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 19th day of January 1979

WITNESSES:

Johnson-Rast & Hays Co., Inc.

By Robert E. Reed President

STATE OF Alabama  
COUNTY OF Jefferson

I, 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 19th day of January 1979

Mary D. Clayton  
Notary Public

W. B. Reed  
2611 Bu... Rd.  
Bham - 35244