This instrum prepared by

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(Name) Ben E. McWhorter

(Address) 501 Riverchase Parkway East, Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED - LAND TITLE COMPANY OF ALA., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand One Hundred Fifty-five and 64/100-----DOLLARS,

to the undersigned grantor, Johnson-Rast & Hays Co., Inc.---------- a corporation, in hand paid by Alpine Builders, Inc., as Grantee

the receipt of which is hereby acknowledged, the said Grantor

does by these presents, grant, bargain, sell and convey unto the said Grantee

the following described real estate, situated in Shelby County, Alabama:

Lot 18, according to the survey of Second Addition to Riverchase West Residential Subdivision, as recorded in Map Book 7, page 59, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1979 which are a lien but not due and payable until October 1, 1979.
2. 10' Easement southeast & northeast as shown by recorded map.
3. Right of way to Alabama Power Company recorded in Misc. Volume 25, page 606, and Vol. 312, page 621, in the Probate Office of Shelby County, Alabama.
4. Restrictions recorded in Misc. Volume 25, page 613, Misc. Volume 13, page 50 Misc. Volume 14, page 536, Misc. Volume 15, page 189, Misc. Volume 17, page 550, and Misc. Volume 19, page 633, in said Probate Office.
5. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in said Probate Office.

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TO HAVE AND TO HOLD, To the said Grantee, its successors

~~heirs~~ and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors

~~heirs~~ and assigns, that it 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 Grantee, its successors

~~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 day of , 19 .

ATTEST: JOHNSON-RAST & HAYS CO., INC.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
1979 MAR -9 AM 9:41

Rec. Tax 13.50
Rec. 15.50
100
16.00

Secretary By President

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 1st day of March, 1979.

MARY D. BLAIR CLAYTON NOTARY PUBLIC ALABAMA STATE AT LARGE

Notary Public

Bank of Ala. S.E.

19790309000028950 1/1 $.00
Shelby Cnty Judge of Probate, AL
03/09/1979 12:00:00AM FILED/CERT