

This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law

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

Form 1-1 Rev. 8-78

CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy four thousand and no/100 (\$74,000.00) ----- DOLLARS,

to the undersigned grantor, Johnson-Rast & Hays Company a corporation,
in hand paid by

Phyllis M. Coker

the receipt of which is hereby acknowledged, the said Johnson-Rast & Hays Company, a corporation

does by these presents, grant, bargain, sell and convey unto the said Phyllis M. Coker

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

Lot 26, according to Riverchase West-Dividing Ridge First Addition (Residential Subdivision) as recorded in Map Book 7, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1979.

Subject to restrictions, easements and agreements of record.



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Shelby Cnty Judge of Probate, AL
04/02/1979 12:00:00AM FILED/CERT

\$ 59,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Phyllis M. Coker, her

heirs and assigns forever.

And said Johnson-Rast & Hays Company, a corporation does for itself, its successors and assigns, covenant with said

Phyllis M. Coker, her

heirs and assigns, that it 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

Phyllis M. Coker, her

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Johnson-Rast & Hays Company, a corporation by its President, , who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 30th day of March, 19 79 .

ATTEST:

JOHNSON-RAST & HAYS COMPANY, a corporation

By

Secretary

President

STATE OF ALABAMA

COUNTY OF

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that whose name as President of JOHNSON-RAST & HAYS COMPANY, 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 March, 19 79 .