

This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law

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

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 Eighty four thousand nine hundred and no/100 (\$84,900.00) 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

Robert L. Selznick and Barbara E. Selznick
(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 29, according to the Survey of Riverchase West, Second Addition, (Residential Subdivision)
as recorded in Map Book 7, Page 59, in the Office of the Judge of Probate of Shelby County,
Alabama.

Mineral and mining rights excepted.

19790404000040930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1979 12:00:00AM FILED/CERT

BOOK 318 PAGE 832 Subject to taxes for 1979.

Subject to restrictions, easements, rights of way and agreements of record.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

1979 APR -4 PM 3:15

Thomas P. Snowdon, Jr.
JUDGE OF PROBATE

Deed 10.00 Bounty. 390-180
Rec. 1.50
Ind. 1.00
12.50

\$ 75,000.00 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, 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 2nd day of April 1979

ATTEST:

JOHNSON RAST & HAYS CO., INC.

By Robert E. Reed President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, Larry L. Halcomb 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 2nd day of

April 19 79

United Federal Mortgage Loan Agency
501 Riverchase Parkway East
Birmingham, AL 35244

Judith Foster Harris
Notary Public
My Commission Expires