This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law 95

(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 Sixty nine thousand nine hundred and no/100 ($69,900.00) 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

Bobby Dean Cummings and Patricia P. Cummings

(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 17 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.

Subject to taxes for 1979.

Subject to easements, sewer agreements, agreements and restrictions of record.

Mineral and mining rights excepted.

BOOK 319 PAGE 330

19790503000053860 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/03/1979 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

79 MAY -3 AM 8:20

Rec 14.00
Rec 1.50
Ind. 1.00
16.50

Rec mtg. 391-143

$ 55,900.00 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 contingent 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 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 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 30th day of April 1979

ATTEST:

JOHNSON RAST & HAYS CO., INC.

By [signature]
President

Secretary

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, ackuowledged 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 April 1979

[signature]
Notary Public

Return to:
Attn: Barbara Mills
FIRST SOUTHERN
MORTGAGE CORPORATION
1008 MONTGOMERY HIGHWAY
SUITE 104
BIRMINGHAM, AL 35216