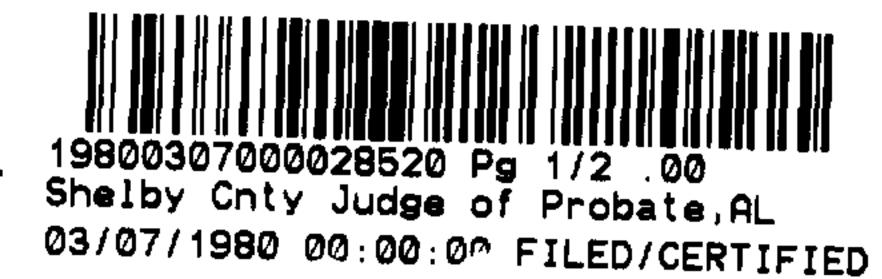
1700 John A. Hand Bldg SPAIN. GILLON, RILEY, TATE & ETHEREDGE (Address Birmingham, Alabama 39203

CORPORATION WARRANTY DEED-Joint WITH RIGHT OF SURVIVORSHIP



## State of Alabama

**JEFFERSON** 

PAGE

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3

BOOK

County

Know All Men By These Presents.

That for and in consideration of One Hundred Thousand and No/100 (\$100,000.00) Dollar to the undersigned grantor, Johnson-Rast & Hays Co., Inc.

a corporation, in hand paid by James H. Posey and Elizabeth L. Posey Johnson-Rast & Hays Co., Inc. the receipt whereof is acknowledged, the said

does by these presents, grant, bargain, sell, and convey unto the said James H. Posey and Elizabeth L. Posey

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

> Lot 13, according to the Third Addition to Riverchase West, as recorded in Map Book 7, page 139, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to:

- Taxes due in the year 1980 which are a lien but not due and payable until October 1, 1980.
- 10' Easement rear & west as shwon by recorded map.
  - Agreement with Alabama Power Company recorded in Misc. Volume 30, page 428, in the Probate Office of Shelby County, Alabama.
- Restrictions recorded in Misc. Vol. 25, page 613; Misc. Vol. 14, page 536; Misc. Vol. 17, page 550, and Misc. Vol. 30, page 443, in said Probate Office.
- Mineral and mining rights and rights incident thereto recorded in Vol. 127, page 140, in said Probate Office.
- Assessments, if any, due Riverchase Fire District.

\$60,000.00 of the above consideration is represented by a first mortgage loan to First Southern Federal Savings & Loan Association of Mobile.

TO HAVE AND TO HOLD Unto the said James H. Posey and Elizabeth L. Posey as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Johnson-Rast & Hays Co., Inc. does for itself, its successors

and assigns, covenant with said James H. Posey and Elizabeth L. Posey, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, easements, restrictions and covenants except as 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 James H. Posey and Elizabeth L. Posey, their

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

IN WITNESS WHEREOF, The said Johnson-Rast & Hays Co., Inc.

has hereunto set its

Robert E. Reed signature by

President, its who is duly authorized, and has caused the same to be attested by its Secre-

tary, on this 28th day of February,

**JEFFERSON** 

County

executed the same voluntarily for and as the act of said corporation.

I, Mary D. Clayton	•	, a	Notary Public i	n and for said
county in said state, hereby certify th	nat Robert E. Reed	d		•
whose name as	President of the	JOHNSON-RAST &	HAYS CO., INC	C.,
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 co	ontents of the conveya	nce, he, as such of	fficer and with	full authority,

Given under my hand and official seal, this the 28th February, 1980. day of

Notary Public.

My Commission Expires Auswet 30, 1980

PACE 3

STELLEDENIA SHELTINGO.

STELLE JUNE OF PROBATE 198003070000028520 Pg 2/2 .00 Shelby Cnty Judge of Probate, AL 03/07/1980 00:00:00 FILED/CERTIFIED

12 .....

of Probate

Judge

8

County.

that the within deed e Judge of Probate

for record on the

was duly and

of Deeds

and examined.