

THIS INSTRUMENT WAS PREPARED BY:

(Name) John P. McKleroy, Jr.

(Address) 1700 John A. Hand Bldg
Birmingham, Alabama 35203

SPAIN, GILLON, RILEY, TATE & ETHEREDGE

BIRMINGHAM, ALABAMA

CORPORATION WARRANTY DEED-JOINT WITH RIGHT OF SURVIVORSHIP



19800307000028520 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
03/07/1980 00:00:00 FILED/CERTIFIED

State of Alabama

JEFFERSON

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 the receipt whereof is acknowledged, the said Johnson-Rast & Hays Co., Inc.

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:

1. Taxes due in the year 1980 which are a lien but not due and payable until October 1, 1980.
2. 10' Easement rear & west as shwon by recorded map.
3. Agreement with Alabama Power Company recorded in Misc. Volume 30, page 428, in the Probate Office of Shelby County, Alabama.
4. 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.
5. Mineral and mining rights and rights incident thereto recorded in Vol. 127, page 140, in said Probate Office.
6. 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

signature by Robert E. Reed its President, who is duly authorized, and has caused the same to be attested by its Secretary, on this 28th day of February, 1980.

ATTEST:


William J. Hays
Secretary.

By

Robert E. Reed
President.

State of Alabama

JEFFERSON

County

I, Mary D. Clayton, a Notary Public in and for said county in said state, hereby certify that Robert E. Reed, whose name as President of the 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 28th day of February, 1980.

Mary D. Clayton
Notary Public.

My Commission Expires August 30, 1980

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

1980 MAR -7 AM 9:21

Thomas A. Shawler, Jr.
JUDGE OF PROBATE

See Ppty. #01 - pg. 260

Deed Tax - 40.00

Rec. 300
100

44.00

19800307000028520 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
03/07/1980 00:00:00 FILED/CERTIFIED

BOOK 325 PAGE 346

TO

CORPORATION
WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was filed in this office for record on the day of 19 at o'clock M, and was duly recorded in Volume of Deeds at page, and examined.

Judge of Probate.

THIS FORM FROM
SPAIN, GILLON, RILEY, TATE & ANSLEY
BIRMINGHAM, ALABAMA