

This instrument was prepared by

(Name) LARRY L. HALCOMB ✓

ATTORNEY AT LAW

3512 OLD MONTGOMERY HIGHWAY

(Address) HOMEWOOD, ALABAMA 35209



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Shelby Cnty Judge of Probate, AL
07/28/1981 00:00:00 FILED/CERTIFIED

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 One hundred eight thousand five hundred and no/100 (\$108,500.00)

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

James R. Baird and Cheryl E Baird

(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 27 according to the survey of Riverchase West, Third Addition as recorded in Map Book 7, page 139, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1981.

Subject to restrictions, easements and agreements of record.

BOOK 334 PAGE 128

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

1981 JUL 28 AM 9:17

Deed 11.00 Secnty. 414-4
Rec. 1.50
Ind. 1.00
13.50
JUDGE OF PROBATE

\$ 97,600.00 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 24th day of July 19 81

ATTEST:

Johnson-Rast & Hays Co., Inc.

By

President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, Larry L. Halcomb Bobbie Hutchcraft a Notary Public in and for said County in said State, hereby certify that 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 24th day of July

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Notary Public

My Commission Expires February 23, 1984