

This instrument was prepared by

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HOMEWOOD, ALABAMA 35209



19811216000132550 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/16/1981 00:00:00 FILED/CERTIFIED

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STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

That in consideration of One hundred eight thousand and no/100 (\$108,000.00) 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
Eldon Lee Sheffer and Barbara Jeanne Sheffer

(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 45, 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.

Subject to taxes for 1982.

Subject to restrictions, easements and agreements of record.

Mineral and mining rights excepted.

BOOK 336 PAGE 838

\$ 86,000.00 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,

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 14th day of December 19 81

ATTEST:

Deed TAX 22.00

Rec 1.50

Ind 1.00

24.50

NOTARY PUBLIC, SHELBY CO.

IDENTIFY THIS

DOCUMENT

Secretary

1981 DEC 16 AM 9:26

417-354

Thomas W. [unclear]

JUDGE OF PROBATE

Johnson Rast & Hays Co., Inc.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Robert E. Reed

a Notary Public in and for said County in said

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 14th day of December 19 81

Barbie G. Hutchcraft
Notary Public

My Commission Expires February 26, 1982