

This instrument was prepared by

(Name) Daniel M. Spitler(Address) Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19830103000000760 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/03/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND AND NO/100 (\$14,000.00) DOLLARSto 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 M. CHAPMAN AND JULIA K. CHAPMAN(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 County of Shelby, State of Alabama, to-wit:

Lots 15 and 16, Riverchase West Residential Subdivision, First Addition
a subdivision of Riverchase, according to plat recorded in Map Book 7,
Page 2, in the Office of the Judge of Probate of Shelby County, Alabama;
being situated in Shelby County, Alabama.

\$3,000.00 of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

BOOK 344 PAGE 385

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

1983 JAN -3 AM 8:14

Thomas P. Lawrence, Jr.
JUDGE OF PROBATE

See Mtg. 125-285
Rec'd Tax 11.00
Rec'd 1.50
Sub 1.00
13.50

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of December 1982.

ATTEST:

JOHNSON-RAST & HAYS CO., INC.

By

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, 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 30th day of December1982

Frances L. Smith
Notary Public

Form ALA-33

Address: James M. Chapman
1305 Patton Creek Drive
Birmingham, Al. 35226

com. exp 8-22-83