

This instrument was prepared by

(Name) Daniel B. and Cheryl L. Rast  
(Address) 2654 Old Rocky Ridge Road  
Birmingham, Alabama 35216

(Name) Kathryn C. Fallon

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-THREE THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

EMMETT W. CLOUD and wife MARGARET B. CLOUD

(herein referred to as grantors) do grant, bargain, sell and convey unto

DANIEL B. RAST and wife CHERYL L. RAST

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 13, according to Third Sector, First Addition, Indian Crest Estates as recorded in Map Book 7, Page 143, in the Office of the Judge of Probate of Shelby County, Alabama.

Building setback line of 125 feet reserved from Foxfire Circle as shown by plat.

Public utility easements as shown by recorded plat, including a 15 foot easement on the North side, a 10 foot easement on the West side, and a 7.5 foot easement on the South side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 30, Page 646 in Probate Office.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		23.00
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	26.50

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

1985 MAR 27 AM 8:44

Judge of Probate

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st

day of March, 19 85

WITNESS:

(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA  
Shelby COUNTY

Emmett W. Cloud (Seal)  
Margaret B. Cloud (Seal)

Emmett W. Cloud and Margaret B. Cloud  
6102 Valley Station Road  
Helena, Alabama 35080

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that EMMETT W. CLOUD and wife MARGARET B. CLOUD

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance have executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 21st day of March, A. D., 19 85

Kathryn C. Fallon  
Notary Public.