

THIS INSTRUMENT PREPARED BY:

3955  
Izas Bahakel

2131 12<sup>th</sup> Ave. N. B'ham, AL

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of ONE Thousand FOUR Hundred (\$1,400.00)-----DOLLARS  
and a purchase money mortgage for Ten Thousand Eight Hundred Dollars (\$10,800.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Joe M. Forstman and wife Bettie T. Forstman

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

Roger D. Johnson and wife Janee B. Johnson

(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 31 according to Map of /Deer Springs Estates, 1st  
Addition as recorded in Map Book 5, Page 55 in Probate  
Office of Shelby County, Alabama

Subject to easements, restrictions and reservations of record.



19750417000018810 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/17/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 APR 17 AM 10:20  
Rec'd J. J. 1.50  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Cons. M. J. J. J.  
JUDGE OF PROBATE

BOOK 291 PAGE 791

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 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 am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 and seal s, this 7<sup>th</sup>  
day of April, 1975.

WITNESS:

Joe M. Forstman  
Bettie T. Forstman

State of Alabama

Shelby

COUNTY

General Acknowledgement

I, the Undersigned, Joe M. Forstman and wife Bettie T. Forstman, a Notary Public in and for said County, in said State, hereby certify that whose name s 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

7<sup>th</sup> day of April

A. D., 1975

Izas Bahakel  
Notary Public  
MY COMMISSION EXPIRES MAY 1976