

This instrument was prepared by:

(Name) DANIEL M. SPITLER(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. Michael T. Johnson

(Address) _____

3178

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-NINE THOUSAND AND NO/100 (\$39,000.00) ----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLES ROBERT HUCKABEE and wife, JUDY HUCKABEE
(herein referred to as grantors) do grant, bargain, sell and convey untoMICHAEL T. JOHNSON and wife, KELLY A. 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 1, according to the survey of Joseph Subdivision as recorded in Map Book 8 page 122, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to a 15 foot easement parallel to the Northeast line of Lots 1 and 4 of Joseph Subdivision.

SUBJECT TO:

Building setback line of 35 feet reserved from Second Court as shown by plat.

Public utility easements as shown by recorded plat, including an easement of 5 feet from the Southwesterly side of lot.

Subject to reservation unto Ernest Joseph and wife, Zafira D. Joseph and Joe J. Joseph and wife, Yvonne D. Joseph of an easement 15 feet wide and parallel to the Northeast line of Lots 1 and 4 of said subdivision as recorded in Deed Book 351 page 464 in the Probate Office of Shelby County, Alabama.

\$39,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

1987 APR 30 AM 8 47

1. Local Tax \$ _____

2. Reg. Tax _____

3. Recording Fee 2.504. Indexing Fee 1.00TOTAL 3.50

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 for 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, 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 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 23 day of April, 19 87.

WITNESS

Linda B. Carter (Seal) Anita Fincher (Seal)

(Seal)

Charles Robert Huckabee (Seal)Judy Huckabee (Seal)

(Seal)

STATE OF ALABAMA

MOBILE

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Robert Huckabee and wife, Judy Huckabee 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 23 day of April A.D., 19 87Anita R. Johnson

Notary Public