

SEND TAX NOTICE TO:

(Name) Hugh A. Johnson and Shari C. Johnson

(Address) 2313 Maury Place  
Birmingham, AL 35243  
#10-02-04-0-001-042.04

This instrument was prepared by

1367

(Name) Gene W. Gray, Jr.  
2100 16th Avenue, South  
(Address) Birmingham, Alabama 35205

Form TICOR 5400 1-84  
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty-Five Thousand and no/100

to the undersigned grantor, Ryan Contract Services, 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

Hugh A. Johnson and Shari C. Johnson

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

Lot 17, according to Altadena Woods, Fourth Sector, as re-  
corded in Map Book 10, Page 62, in the Probate Office of Shelby  
County, Alabama.

Subject to:

Advalorem taxes for the year 1988 which are a lien, but not due  
and payable until October 1, 1988.

Existing easements, restrictions, rights of way, set back lines,  
limitations, if any, of record.

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\$ 139,500.00 of the consideration was paid from the proceeds of a  
mortgage loan.

1. Deed Tax \$ 15.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 19.00

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 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, unless otherwise noted above, 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, Don Ryan  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of November 19 87  
RYAN CONTRACT SERVICES, INC.

ATTEST:

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

By Don Ryan  
Don Ryan, Its President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

1987 NOV 20 AM 8:48

Thomas A. Scovel  
JUDGE OF PROBATE

I, Gene W. Gray, Jr. a Notary Public in and for said County in said  
State, hereby certify that Don Ryan

whose name as President of Ryan Contract Services, 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 16th day of November 19 87

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Don Ryan  
Notary Public