

This instrument was prepared by

Send Tax Notice To: LEE E. JOHNSON

(Name) Corley, Moncus & Ward, P.C.

name

716 RIVERCHASE PARKWAY WEST
address

(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

BIRMINGHAM, ALABAMA 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY SEVEN THOUSAND FOUR HUNDRED AND NO/100-----
----- DOLLARS (\$157,400.00)
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
EDWARD E. LOPEMAN AND WIFE, JOYCE M. LOPEMAN

(herein referred to as grantors) do grant, bargain, sell and convey unto LEE E. JOHNSON AND WIFE, ANITA J. JOHNSON

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

Shelby

County, Alabama to-wit:

LOT 25, ACCORDING TO THE SURVEY OF RIVERCHASE WEST, RESIDENTIAL SUBDIVISION,
AS RECORDED IN MAP BOOK 6, PAGE 78, AND BEING REFILED IN MAP BOOK 6, PAGE 100,
AND MAP BOOK 7, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1994 WHICH ARE A LIEN, BUT NOT YET DUE AND
PAYABLE UNTIL OCTOBER 1, 1994.

EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.

Inst # 1994-01794

01/18/1994-01794
01:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.50

\$ 149500.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 said GRANTEEES, 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 31st
day of December, 19 93.

(Seal)

(Seal)

(Seal)

Edward E. Lopeman
EDWARD E. LOPEMAN (Seal)

Joyce M. Lopeman
JOYCE M. LOPEMAN (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
EDWARD E. LOPEMAN AND WIFE, JOYCE M. LOPEMAN
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 31st day of December A.D., 1993

GENE W. GRAY, JR.

Notary Public