

SEND TAX NOTICE TO:

(Name) WILLIAM L. JOHNSON
1118 ELM DRIVE
(Address) ALABASTER, AL 35007

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35007

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of ONE HUNDRED FORTY SEVEN THOUSAND NINE HUNDRED (\$147,900.00) DOLLARS

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

ROBERT TODD BLUMBERG A MARRIED MAN

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

WILLIAM L. JOHNSON A MARRIED MAN

(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 124, according to the Survey of Autumn Ridge Second Sector, as recorded in Map Book 14, Pages 16, 17 and 18, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$117,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR

Inst # 1998-1678P
05/07/1998-16782
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 39.00

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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1st day of May, 1998.

WITNESS:

(Seal)
(Seal)
(Seal)

Robert Todd Blumberg by his Attorney
in fact
ROBERT TODD BLUMBERG
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT TODD BLUMBERG whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May, A. D. 1998

[Signature]
2025 2001 Notary Public