

This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: John M. Johnson  
name  
1009 Eagle Crest Circle  
address  
Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED SIXTY FIVE THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$265,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Richard Clark Cross and wife, Beverly E. Cross

(herein referred to as grantors) do grant, bargain, sell and convey unto John M. Johnson and wife, Mary Jo Johnson

(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 907, according to the Survey of Eagle Point, 9th Sector, as recorded in  
Map Book 22, page 102 in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Mineral and mining rights excepted.  
Subject to taxes for year 2000.  
Subject to items on attached Exhibit "A".

\$ 212,720.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.

Inst # 2000-29744  
08/30/2000-29744  
10:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 64.50

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, we have hereunto set our hand(s) and seal(s), this 24th  
day of August, 2000.

\_\_\_\_\_(Seal) Richard Clark Cross (Seal)  
Richard Clark Cross  
\_\_\_\_\_(Seal) Beverly E. Cross (Seal)  
Beverly E. Cross  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that  
Richard Clark Cross and wife, Beverly E. Cross  
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 24th day of August A.D., 2000

My Commission Expires January 23, 2002  
Larry L. Halcomb Notary Public

**EXHIBIT "A"**

**Building setback line of 25 feet reserved from Eagle Crest Circle as shown by plat.**

**Easements as shown by recorded plat, including a 20 foot drainage easement running through the center of lot and an irregular easement along the Northeasterly side and Westerly side of lot.**

**Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 206 page 448 and Inst. No. 1997-19270 in Probate Office.**

**Easement(s) to South Central Bell as shown by instrument recorded in Deed Book 336 page 224 and Deed Book 337 page 245 in Probate Office.**

**Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 290 page 842 and Deed Book 343 page 561 in Probate Office..**

**Use Easement to The Peggy P. Scotch Charitable Remainder Unitrust to Joe and Wayne Scotch dated April 29, 1994 and reaffirmed December 12, 1994, and recorded in Inst. #1994-36373 in Probate Office.**

**Release of damages as set out in instrument recorded in Inst. #1996-26590 and Inst. #1993-24184 in Probate Office.**

**Reservation of easement rights and rights of ways and the rights of others to the use thereof reserved in Inst. #1996-01572, Deed Book 290 page 842, Deed Book 343 page 561, Inst. #1996-26590 and Real 223 page 688 in Probate Office.**

**Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 22 page 102 and Inst. #1998-3516 in Probate Office.**

**Restrictions, limitations and conditions as set out in Map Book 22 page 102.**

**Easement granted to Alabama Power Company as set out in Inst. #1999-12006 in Probate Office.**

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