

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of Four Thousand Five Hundred (\$4,500.00) and no/100 -----DOLLARS

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

acknowledged we, Ralph S. Tulley and Rodonna T. Tulley

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

Carlos H. Johnson and Frances Elaine 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 3, Block 3 according to Indian Valley, First Sector in Map Book 5, Page 43 in the Probate Office of Shelby County, Alabama.

Taxes due in the year 1971 which are a lien but not due and payable until October 1st, 1971.

Easement and building line as shown by recorded map.

Restrictions contained in Volume 258, page 257, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Volume 102, page 55; Volume 111, page 266; Volume 119, page 297; Volume 129, page 565 and Volume 102, page 53, in said Probate Office.

Easement to Alabama Power Company by Tennessee Coal Iron and Railroad Company dated 11/27/36.

Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And/We (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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* hands and seal *None*, this *11* day of *November*, 19*70*.

WITNESS:

*Jeanette D. Lussan*  
*for both signatures.*

*Ralph S. Tulley*  
*Rodonna T. Tulley*

BOOK 284 PAGE 108

RETURN TO

*Gene M. Blair Realty Co.*

*See end.*

TO

WAR RANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

4.50  
1.45  
3.95

LOUISVILLE TITLE INSURANCE  
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA }  
Jefferson COUNTY }

General Acknowledgment

I, *GWENDOLYN WHITLOCK*, a Notary Public in and for said County, in said State,  
hereby certify that *RALPH S. TULLY AND wife, RODONNA T. TULLY*  
whose names 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 HAVE executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 11 day of NOVEMBER A. D., 1970

*Gwendolyn Whitlock*  
Notary Public

State of }  
COUNTY }

General Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
hereby certify that \_\_\_\_\_  
whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before  
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_

A. D., 19

Notary Public

STATE OF ALABAMA  
NOTARY PUBLIC  
INSTRUMENT WAIVED  
1970 NOV 17 PM 1:46  
REC. BK. & PAGE 15 SHOWN ABOVE  
U.C.C. FILING OFFICE  
JULIE OF PROBATE  
Correspondence

State of }  
COUNTY }

Corporation Acknowledgment

I, \_\_\_\_\_, a Notary Public in and for said County in said State,  
hereby certify that \_\_\_\_\_  
whose name as \_\_\_\_\_ of  
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, this the \_\_\_\_\_ day of \_\_\_\_\_

19

Notary Public

BOOK 264 PAGE 883