

This instrument prepared by:
Jim McClain Realty Co., Inc.
2824 Linden Avenue, Homewood, Ala. 35209
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

1974

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of FOUR THOUSAND FIVE HUNDRED (\$4,500.00)-----DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged we, Ralph S. Tully and Rodonna T. Tully
(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 2 Block 3 according to Indian Valley, First Sector as recorded 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.



19710305000008450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/05/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
REC. BK. & PAGE 155 SHOWN
UCC FILED
1971 MAR -5 PM 1:41
Deed Book 4-50
INSTRUMENT WAS FILED

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 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:

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 and seal, this *7-2*
day of *FEBRUARY*, 19 *71*.

WITNESS:

[Signature]

[Signature]
[Signature]

PAGE

BOOK 266

FORM 134