

This instrument was prepared by

(Name) Dora Ellen P. Phillips

(Address) 3229 Lorna Road, Birmingham, Alabama 35216

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Four Thousand Six Hundred Fifty & No/100 ----- (\$34,650.00) DOLLARS

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

Carlos H. Johnson and Wife Frances Elaine Johnson  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles R. Deason and Wife Lynn M. Deason  
(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 1, according to the map of Indian Valley, First Sector as recorded in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama.

\$31,700.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19720213000007510 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
02/13/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1972 MAR 13 AM 8:40  
REC. EX. & PAGE AS SHOWN ABOVE  
U.C. FILE NUMBER OR  
JUDGE OF PROBATE  
Cora J. Johnson

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, 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 9th day of March, 1972.

WITNESS:  
Fred D. McDaniel (Seal)  
Fred D. McDaniel (Seal)  
(Seal)

Carlos H. Johnson (Seal)  
Frances Elaine Johnson (Seal)  
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlos H. Johnson and Wife Frances Elaine Johnson 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 9th day of March, A. D., 1972.

Ruby P. Griffin  
Notary Public.

BOOK 273 PAGE 138