

This instrument was prepared by

(Name) Michael J. Romeo, Attorney

(Address) 521 Massey Building, Birmingham, AL 35203

Form 1-1-5 Rev. 1-56

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 FORTY-THREE THOUSAND EIGHT HUNDRED & NO/100-----DOLLARS

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

Carlos H. Johnson & wife, Frances Elaine Johnson

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

John Greene Adkins & wife, Loretta B. Adkins

(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 1 Block 1 according to Wooddale as recorded in Map Book 5, Page 86, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem Taxes due and payable October 1, 1974.
2. 35 foot building line on South and West side and 5 foot easement on NW and 7.5 foot easement on NE as shown by recorded map.
3. Restrictions contained in Volume 272, page 85, in the Probate Office of Shelby County, Alabama, and amended by Misc. Volume 2, Page 390, in the said Probate Office.
4. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 273, page 63, in said Probate Office.
5. Oil, gas, petroleum and sulphur rights recorded in Volume 127, Page 140, in said Probate Office.
6. Right of Way to Alabama Power Company recorded in Volume 101, Page 500; Volume 101, page 569, in said Probate Office.

\$35,000.00 of the purchase price recited above was paid from a Mortgage loan closed simultaneously with delivery of this deed.

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 1st day of March, 1974.

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
1974 MAR - 7 AM 8:00  
Book 285 Page 623

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

19740307000010910 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/07/1974 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlos H. Johnson & wife, Frances Elaine Johnson, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, A. D., 1974.

Notary Public.