

This instrument prepared by:

Name: Dora Ellen P. Phillips

Address: P.O. Box 416, Pelham, Ala. 35124

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

5568
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand & No/100 ----- (7,000.00) ----- DOLLARS

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

Fred L. McDaniel and wife, Eleanor W. McDaniel

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

Carlos H. Johnson and wife, Frances Elaine Johnson

Fred L. McDaniel and wife, Eleanor W. McDaniel

(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 19, Block 3, according to the survey of Wooddale, Second Sector, as recorded in Map Book 5, Page 120, in the Probate Office of Shelby County, Alabama.



19740516000023830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/16/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAY 16 AM 8:48
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 286 PAGE 833

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 May, 1974.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Fred L. McDaniel (Seal)

Eleanor W. McDaniel (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred L. McDaniel and wife, Eleanor W. McDaniel, 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 9th day of May, A. D., 1974

Dora Ellen P. Phillips
Notary Public.