

This instrument prepared by:  
Name: Robert O. Driggers, Attorney  
Address: 2824 Linden Avenue, Homewood, Alabama  
LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP



19740924000046870 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/24/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Six Thousand and No/100----- 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 AND CARLOS JOHNSON and wife,  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
FRANCES ELAINE JOHNSON

PAUL E. CRAFT and wife, KAY V. CRAFT  
(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.

This conveyance is subject to the following:

1. Taxes due in the year 1974, a lien not due and payable until  
October 1, 1974.
2. 60 foot building line and 7.5 foot easement on east side as shown by  
recorded map.
3. Easement to Alabama Power Company and Southern Bell Telephone and  
Telegraph Company recorded in Volume 278, Page 470, in the Probate  
Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Volume 101, Page 500  
and Volume 101, Page 569, in said Probate Office.
5. Oil, gas, petroleum and sulphur recorded in Volume 127, Page 140,  
in said Probate Office.

\$34,500.00 of the consideration recited above was paid from the proceeds  
of a mortgage loan closed simultaneously herewith.

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 19th  
day of September, 1974.

WITNESS  
(Seal)  
(Seal)  
(Seal)

CARLOS JOHNSON (Seal)  
FRANCES ELAINE JOHNSON (Seal)  
ELEANOR W. McDANIEL (Seal)  
FRED L. McDANIEL (Seal)

STATE OF ALABAMA }  
COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Carlos Johnson and wife, Frances Elaine Johnson and Fred L.  
McDaniel and wife, Eleanor W. McDaniel  
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 19th day of September A. D. 1974.

Notary Public.  
My commission expires 3/9/76.