

This instrument was prepared by

(Name) ROBERT O. DRIGGERS, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 342-557

That in consideration of Forty Eight Thousand Five Hundred and 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 and wife, FRANCES ELAINE JOHNSON

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

BILLY L. ARNOLD and wife, SUSAN M. ARNOLD

(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 24, 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 for the year 1975, a lien but not due and payable until October 1, 1975.
2. 35 foot building line; 15 foot easement on west and 7.5 foot easement on south as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 101, Page 500 and Volume 101, Page 569, in the Probate Office of Shelby County, Alabama.
4. Oil, gas, petroleum and sulphur recorded in Volume 127, Page 140, in said Probate Office.
5. Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 278, Page 470, in said Probate Office.

\$43,650.00 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 25th day of October, 1974

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE  
I CERTIFY THAT THIS INSTRUMENT WAS FILED IN THE OFFICE OF THE JUDGE OF PROBATE FOR SHELBY COUNTY, ALABAMA, ON OCT 30 AM 7:30  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
1974 OCT 30 AM 7:30  
Consolidated

CARLOS H. JOHNSON  
FRANCES ELAINE JOHNSON

STATE OF ALABAMA  
SHELBY 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 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 25th day of October A. D. 1974

19741030000052810 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/30/1974 01:00:00 AM FILED/CERT

My commission expires 3/9/78 Notary Public