

This instrument was prepared by

(Name) Gail W. Humber BEAVERS, MAY and DeBUYS
ATTORNEYS PROFESSIONAL ASSOCIATION
(Address) 1122 NORTH 22ND STREET 3260
BIRMINGHAM, ALABAMA 35234
Form 1-15 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 (\$35,500.00) Thirty-five Thousand Five Hundred and no/100-----DOLLARS

See Mtg 357-594
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Buel G. Johnson and wife, Gloria P. Johnson AND Jimmie F. Walton and wife, Susan J. Walton doing business as J and S Construction Company, a partnership (herein referred to as grantors) do grant, bargain, sell and convey unto

Ferrell Stephens, Jr. and Sheryl B. Stephens

(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 2, according to the survey of Meadowview, First Sector, as recorded in Map Book 6, page 48, in the Probate Office of Shelby County, Alabama.

Subject to easements, exceptions, restrictions and reservations of record.

\$35,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 SEP -3 AM 11:43

Deed Jap 50

Conrad M. B. Buel
JUDGE OF PROBATE

19760903000084490 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/03/1976 12:00:00AM FILED/CERT

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 26th day of August, 19 76.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Buel G. Johnson (Seal)
Buel G. Johnson
Gloria P. Johnson (Seal)
Gloria P. Johnson
Jimmie F. Walton (Seal)
Jimmie F. Walton
Susan J. Walton (Seal)
Susan J. Walton
General Acknowledgment

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Buel G. Johnson & wife, Gloria P. Johnson & Jimmie F. Walton & wife, Susan J. Walton 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 26th day of August, A. D., 19 76

W. L. Hester
Notary Public.