

This instrument was prepared by

(Name) Kenneth D. Wallis, Attorney at Law

(Address) Suite 216, 200 Century Park South, Birmingham, Al. 35226

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Five Thousand 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

E. Dan Johnson, Jr. and wife, Sybil L. Johnson

(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 32-A according to a resurvey of Lots 5, 15, 16, 17, 27, 21, 2, 31 and 32 of Indian Hills, First Sector as recorded in Map Book 5, page 104, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes due in 1977.
2. 50 foot building line, 15 foot easement on rear and 20 foot easement across northeast corner as shown by recorded map.
3. Restrictions contained in Volume 234, page 304, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 228, page 165, in said Probate Office
5. Oil, gas, petroleum and sulphur recorded in Volume 127, page 140, in said Probate Office.
6. Water Rights recorded in Volume 229, page 109, in said Probate Office.

\$44,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19761127000114970 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/27/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY COUNTY
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1976 NOV 27 AM 8:05
Deed 44-11-88
Cons of M. J. Wallis
JUDGE OF PROBATE

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 23rd. day of November, 19 76

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Carlos H. Johnson (Seal)

Frances Elaine Johnson (Seal)

.....(Seal)

STATE OF ALABAMA

Jefferson 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 Eliane Johnson 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 23rd. day of November

Patricia Astabona Thacker

My Commission Expires October 18, 1980

Notary Public