

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 Seventeen Thousand Five Hundred and No/100 ----- DOLLARS and the assumption of the hereinafter described mortgage

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

E. Dan Johnson, Jr. and wife, Sybil Logan Johnson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Carlos H. Johnson and wife, Frances Elaine 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 20 Block 4 according to Oak Mountain Estates, Second Sector as recorded in Map Book 5, page 76, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes due in the year 1977.
2. Easement and building line as shown by recorded map.
3. Restrictions contained in Volume 268, page 620, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Volume 269, page 414, in said Probate Office.

And as further consideration hereof the grantees herein hereby assume and promise to pay that certain indebtedness executed by grantors herein in favor of Molton, Allen & Williams, Inc., as shown by mortgage recorded in the Probate Office of Shelby County, Alabama, in Volume 320, page 895, according to the terms and conditions thereof and assigned to First Federal Savings & Loan Association of Gadsden recorded in Volume 273, page 11, in said Probate Office.



19761127000114980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/27/1976 12:00:00 AM FILED/CER1

JUDGE OF PROBATE

1976 NOV 27 AM 8:08

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

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, 1976

WITNESS:

(Seal)
(Seal)
(Seal)

E. Dan Johnson Jr.
E. Dan Johnson, Jr.
Sybil Logan 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 E. Dan Johnson, Jr. and wife, Sybil Logan 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 23rd day of November

Patricia Antolina Shroeder

My Commission Expires October 18, 1980

Notary Public