

This instrument was prepared by

71

(Name) William J. Wynn

(Address) 6th Floor City Federal Building Birmingham, Alabama

Form 1-1-5 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 Fifty Five Thousand Four Hundred and No/100--(\$55,400.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kenneth E. Casey and wife, Carol E. Casey
(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Richard Johnson and wife, Rebecca F. 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 7, Block 3, according to the Survey of Cahaba Valley Estates, Second Sector, as recorded in Map Book 5, page 93, in the Probate Office of Shelby County, Alabama.

Subject to:
Ad valorem taxes due October 1, 1979.
30' building line as shown by recorded map.
20' easement rear and 7.5' easement southeast as shown by recorded map.
Restrictions recorded in Misc. Vol. 1, page 176, in the Probate Office of Shelby County, Alabama.
Right of Way to Alabama Power Company recorded in Volume 274, page 316, in said Probate Office.

\$51,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

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Shelby Cnty Judge of Probate, AL
01/03/1979 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 29th day of December, 1978.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

Kenneth E. Casey (Seal)

INSTRUMENT FILED

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(Seal) 387 450

Carol E. Casey (Seal)

Thomas A. Brundage, Jr.
JUDGE OF PROBATE

(Seal) 1.80
7 0 0

Carol E. Casey (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 Kenneth E. Casey and wife, Carol E. Casey 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 29th day of December, A. D., 1978.

William J. Wynn
Notary Public.

BOOK 317 PAGE 96