This instrument was prepared by

(Name) Lamar Ham

(Address) 1933 Montgomery Highway, Birmingham, Al.

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,

That in consideration of Sixty Four 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,

Ellis D. Hill and wife, Mary Frances Hill

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

Charles E. Johnson and wife, Jeannie R. 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 18, according to the Map and Survey of Little Oak Ridge Estates, Second Sector, as recorded in Map Book 5, Page 39, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
1. Taxes for the current year.
2. Easements and restrictions of record.

$59,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 321 PAGE 540

19790821000106930 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/21/1979 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 16th day of August, 19 79.

WITNESS:

(Seal) Ellis D. Hill (Seal)

AUG 21 AM 8 2 (Seal) Mary Frances Hill (Seal)

(Seal) (Seal)

JUDGE OF PROBATE

Rec. 3.50 Sec mtg - 395 - 220
Rec. 1.50
Ind. 1.00
8.00

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ellis D. Hill and wife, Mary Frances Hill 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 16th day of August A. D., 19 79.

Lamar F. Ham III
Notary Public.

CORLEY, MONCUS, HALBROOKS & GOINGS, ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, ALA 35209