

This instrument prepared by

(Name) Scott-Long Realty, Inc. 841

(Address) Alabaster, Alabama, Al 35007



This Form fur...

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Two Thousand Seven Hundred Fifty and No/100 DOLLARS

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

Jan/San Precision Homes, Inc.
(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry L. Johnson and wife, Sandra 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 23, Block 4 as recorded according to Meadowlark, as shown by survey of said subdivision recorded in Map Book 7, Page 98, Probate Office of Shelby County, Alabama.

\$54,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

19790921000122030 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/21/1979 12:00:00AM FILED/CERT

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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, they have hereunto set their hand(s) and seal(s), this Twelfth day of September, 1979

WITNESS:

Janice A. Dutton (Seal)
STATE OF ALA. SHELBY CO. JUDGE OF PROBATE

Jan/San Precision Homes Inc. (Seal)

Paul J. ... President (Seal)

1979 SEP 21 AM 8:22 (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

Recd tax - 19.00
Rec - 1.00
Ad - 1.00
21.50

General Acknowledgment

I, The Undersigned, hereby certify that Larry L. Johnson and wife, Sandra L. Johnson a Notary Public in and for said County, in said State, whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this twelfth day of September, A. D., 1979

United Title - Alabaster

Patsy Posey Looch
Notary Public.