

THIS INSTRUMENT PREPARED BY:

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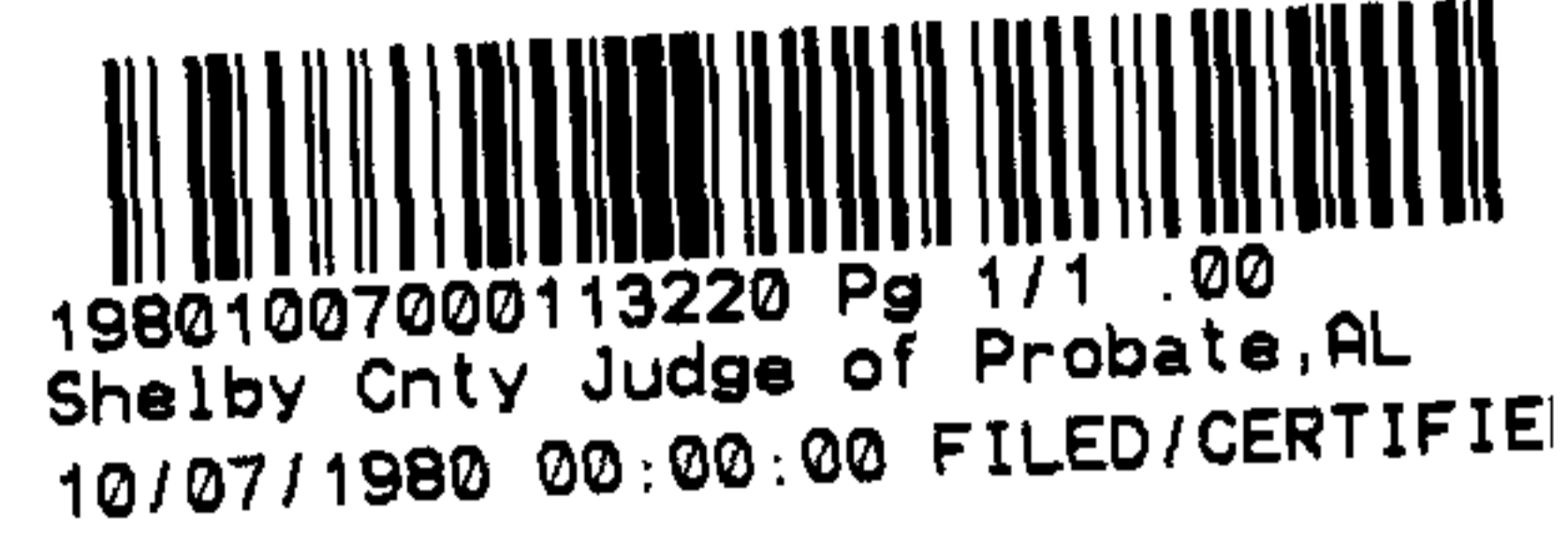
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

COUNTY

Know All Men By These Presents,



That in consideration of Seven Thousand, Eight Hundred and No/100----- DOLLARS and the assumption of the mortgage described below

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

John Ray Piersall and wife, Janice A. Piersall,

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

Ross D. Johnson and Barbara 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 2, according to the survey of Scottsdale, Second Addition, as shown by map recorded in Map Book 7, Page 118, in Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Right-of-way to Southern Natural Gas Corporation recorded in Deed Book 90, Page 62; (3) Building setback line of 35 feet from Henry Drive, as shown by recorded plat; (4) Restrictions, conditions and covenants contained in instrument recorded in Misc. Book 29, Page 229; (5) Transmission Line Permit to Alabama Power Company and South Central Bell recorded in Deed Book 318, Page 04; (6) Public utility easement as shown by recorded plat, including a 5 foot easement on easterly side and 10 foot easement on northerly side of lot; (7) Right-of-way easement granted to South Central Bell Tel. Co. as recorded in Deed Book 320, at Page 891.

Grantees herein assume and agree to pay that certain mortgage from John Ray Piersall and wife, Janice A. Piersall, to Real Estate Financing, Inc. recorded in Mortgage Book 397, Page 420.

BOOK - 328 PAGE 971

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:

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 and seal, this 6th day of October, 1980. WITNESS: [Signatures of John Ray Piersall and Janice A. Piersall]

State of ALABAMA

JEFFERSON COUNTY

COUNTY



I, the undersigned, hereby certify that John Ray Piersall and wife, Janice A. Piersall, 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 6th day of October, A.D. 1980.