

This instrument was prepared by

122

Shelby, AL 35226

(Name) J. Robert Johnson and wife, Ann N. Johnson

(Address) 11000 Shores Lane, 700 N. 19th St., Birmingham, AL 35226

Form 1-1-5 Rev 1-86

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

19810116000005430 Pg 1/1 .00

Shelby Cnty Judge of Probate, AL

01/16/1981 00:00:00 FILED/CERTIFIED

That in consideration of Fourteen Thousand Three Hundred and no/100 RS

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

J. Robert Johnson and wife, Ann N. Johnson  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Joseph W. Bonds and Arcie P. Bonds

(herein referred to as GRANTEEES) 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 19, according to the 1974 addition to Shelby Shores, Phase II as recorded in map book 6, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to the following exceptions:

Taxes due in the year 1981 which are a lien but not due and payable until October 1st, 1981.

35 foot building line as shown by recorded map.

Right of way of varying width along rear as shown by recorded map.

Right of way to Alabama Power Company recorded in Volume 292, page 361; Volume 353, page 116 and Volume 153, page 120 in the Probate Office of Shelby County, Alabama.

Restrictions recorded in Volume 9, page 579 in said Probate Office.

All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

BOOK 30 PAGE 699

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

1981 JAN 16 AM 3:23 deed tax 1450  
Rec. 150  
50  
1700

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 9th day of January, 19 81.

WITNESS:

Jane N. Johnson (Seal)  
John A. Keys (Seal)

J. Robert Johnson (Seal)  
John N. Johnson (Seal)

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best <sup>photo</sup> graphic reproduction.

STATE OF ALABAMA  
JEFERSON COUNTY

I, John A. Keys, a Notary Public in and for said County, in said State, hereby certify that J. Robert Johnson and wife, Ann N. Johnson whose name is ARCIE 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 9th day of January, 19 81.

My commission expires:

Jan 1, 1982 1984-84

A. D. 19 81

Notary Public