

This instrument was prepared by

(Name) James J. Odom, Jr. 454  
2154 Highland Avenue  
(Address) Birmingham, Alabama 35205

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-four Thousand and No/100-----Dollars

to the undersigned grantor, Rhodes & Acton, an Alabama General Partnership, ~~xxxcorporationxxx~~  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Larry Johnson and Janice 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 45, according to survey of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95,  
in the Probate Office of Shelby County, Alabama; being situated in Shelby County,  
Alabama.  
Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 35 feet reserved from  
Sequoia Trail, as shown by plat; (3) A 10 foot easement on west side for public utilities  
as shown by recorded plat; (4) Transmission Line Permit to Alabama Power Company and  
South Central Bell Tel. recorded in Deed Book 316, Page 345 and Deed Book 324, Page 851;  
(5) Restrictions, covenants and conditions as set out in Misc. book 32, Page 221;  
(6) Title to all minerals within and underlying the premises, together with rights  
pertaining thereto recorded in Deed Book 121, Page 294.

\$48,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

333 PAGE 957 BOOK

19810714000076940 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
07/14/1981 00:00:00 FILED/CERTIFIED

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and  
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~XXXXXX~~ General Partner, William D. Acton,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of July, 19 81.

ATTEST:  
Deed TAX 26.00  
Rec 1.50  
Jmd 1.00  
28.50 1981 JUL 14 9:15  
STATE OF ALABAMA }  
COUNTY OF JEFFERSON } see Mtg H14-83  
JUDGE OF PROBATE

RHODES & ACTON, AN ALABAMA GENERAL PARTNERSHIP  
By William D. Acton  
William D. Acton, General Partner

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that William D. Acton  
whose name as ~~XXXXXX~~ General Partner of Rhodes & Acton, an Alabama General Partner  
~~xxxcorporation~~, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, ~~xxxxxxx~~ and with full authority, executed the same, jointly for and as  
the act of said corporation, in his capacity as such General Partner, executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal, this the 10th day of July, 19 81.

ODOM & MAY, ATTORNEYS  
P. O. BOX 3408-A  
BIRMINGHAM, AL 35255

Notary Public