

This instrument was prepared by
LARRY L. HALCOMB
(Name) ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35209

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Shelby Cnty Judge of Probate, AL
11/12/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Twenty two thousand eight hundred and no/100 (\$22,800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mode Edwin Riddle, Jr. and wife, Audrey A. Riddle
(herein referred to as grantors) do grant, bargain, sell and convey unto
Samuel R. Johnson and Sheri Lynn 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 8, according to the survey of Old Mill Trace as recorded in Map Book 7, page 99
in the Probate Office of Shelby County, Alabama.
Subject to taxes for 1982.

Subject to restrictions, easements, building lines, rights of way and transmission line
permits of record.

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, the receipt of which
is hereby acknowledged, and other good and valuable consideration, a part of which is the
assumption of one certain mortgage dated December 19, 1975, and filed for record in the
Office of the Judge of Probate of Shelby County, Alabama in Book 399, Page 445 and note of
even date thereby secured, in the original principal amount of \$56,000.00, payable to
Molton, Allen & Williams, Inc. which debt the grantee herein assumes and agrees to pay as
part payment of the purchase price.

The grantee further hereby assumes the obligations of Mode Edwin Riddle, Jr. and
Audrey A. Riddle under the terms of the instruments creating the loan to indemnify the
Veterans Administration to the extent of any claim arising from the guaranty or insurance
of the indebtedness above mentioned.

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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that K (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 9th
day of November 81

WITNESS:
1981 NOV 12 AM 10:46 (Seal)
MODE EDWIN RIDDLE, JR. (Seal)
AUDREY A. RIDDLE (Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }
Deed 23.00
Rec. 1.50
Ind. 1.00
25.50 General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Mode Edwin Riddle, Jr. and wife, Audrey A. Riddle
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 9th day of November 81
My Commission Expires January 23, 1982