

This instrument was prepared by

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Send tax notice to:
Robert H. Johnson and Patricia E. Johnson
2415 Chandabrook Drive
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy five thousand five hundred and no/100 (\$75,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles D. Sands, III and wife, Elizabeth Kay Sands

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

Robert H. Johnson and Patricia E. Johnson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby

County, Alabama to-wit:

Lot 306, according to the Survey of Chandalar South, Sixth Sector, as recorded in Map Book 7, page 49, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1984.

Subject to restrictions, building lines and rights-of-way of record.

\$ 71,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 5TH day of JUNE, 1984

WITNESS: STATE OF ALABAMA
NOTARY PUBLIC
COMM. EXPIRES 12-18-84
1984 JUN -6 / AM 10:12
deed tax - 4.00
Rec'd 1.50
Ind. 1.00
6.50
Charles D. Sands, III (Seal)
Charles D. Sands, III (Seal)
Elizabeth Kay Sands (Seal)
Elizabeth Kay Sands (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles D. Sands, III and wife, Elizabeth Kay Sands whose name s 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 5TH day of JUNE, A. D., 1984

My commission expires: 12-18-84
W. H. Johnson
Notary Public.