

This instrument was prepared by.



SEND TAX NOTICE TO:  
Thomas Price Johnson Jr.  
571 13th Street S.W.  
Alabaster, AL 35007

(Name) Courtney H. Mason Jr.

(Address) 2032 Valleydale Road

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Two Thousand and no/100 DOLLARS

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

Virginia Ann Ferree and husband, John N. Ferree, Jr.

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

Thomas Price Johnson, Jr. and wife, Roxanne 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 7 and the South Half of Lot 8, Block 3, according to the Survey of FALL ACRES SUBDIVISION, THIRD SECTOR, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$58,900.00 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 k(we) do for ~~myself~~(ourselves) and for ~~my~~(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 k(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 31 day of August, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT TO BE  
(Seal)

1984 SEP 10 AM 10:55  
see Mfg 001-708  
(Seal)

OREGON  
STATE OF ALABAMA  
Multnomah COUNTY

Deed TAX 3.50  
Rec 2.50  
Ind 1.00  
7.00  
General Acknowledgment

Virginia Ann Ferree (Seal)  
John N. Ferree, Jr. (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia Ann Ferree and husband, John N. Ferree, Jr. 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 31st day of August, A. D., 19 84