

SEND TAX NOTICE TO:

1433

This instrument was prepared by

(Name) S. Kraig Johnson  
4831 Bridgewater Road  
(Address) Birmingham, AL 35243

(Name) Frank K. Bynum, Attorney  
2100 - 16th Avenue, South  
(Address) Birmingham, AL 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

to the undersigned grantor, Deer Springs Estates, Inc. a corporation,  
(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

S. Kraig Johnson and wife, Lyndelle S. Johnson  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
the County of Shelby, State of Alabama, to-wit:

Lot 5-B, according to a Resurvey of Lot 5 Fourth  
Sector, Altadena Bend, as recorded in Map Book 8,  
Page 172, in the Office of the Judge of Probate of  
Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,  
if any, of record.

\$157,600.00 of the purchase price recited above was paid from mortgage loan closed simul-  
taneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being  
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of  
the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,  
and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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 encumbrances, 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 President, Henry K. McBride  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of September 19 84.

AGREENT:

DEER SPRINGS ESTATES, INC.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
see M13006-568  
1984 OCT 26 AM 10:04

By Henry K. McBride President

DEED TAX 4.50  
Rec 2.50  
Jud 1.00  
8.00

I, the undersigned  
State, hereby certify that Henry K. McBride  
whose name as President of Deer Springs Estates, Inc.  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 28th day of September 19 84.

FRANK K. BYNUM  
Notary Public in and for said County in said  
NOTARY  
Frank K. Bynum  
Notary Public

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