

SEND TAX NOTICE TO:

(Name) Phyllis L. Tinsley & Roy E. Tinsley

(Address) 2463 Cuchura Road  
Birmingham, Alabama 35244

This instrument was prepared by

(Name) Frank Dominick  
2121 Highland Ave.  
(Address) Birmingham, Alabama 35205

Form 1-1-5 Rev. 5/82 (J)  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Seventy-five thousand and No/100----- DOLLARS

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

Carlos H. Johnson and Frances Elaine Johnson, husband and wife,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Phyllis L. Tinsley and Roy E. Tinsley

(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 14 in Block 2, according to the survey of Indian Valley, First Sector, as recorded in map book 5 page 43 in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

Subject to 7.5 foot utility easement over south side of lot as shown on recorded map; restrictions appearing of record in Deed Book 258 page 257 in said Probate Office; transmission line permits granted Alabama Power Company recorded in Deed Book 102 page 55, and Deed Book 129 page 565 in said Probate Office; Permits granted Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Deed Book 265 page 458 in said Probate Office; and title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 181 page 385 in said Probate Office, and 35-foot building restriction line from Chuchura Drive as shown on recorded map.

\$75,000 of the purchase price recited above was paid from a mortgage loan closed simultaneously 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 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; and except current ad valorem taxes, which grantees assume; 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 11th day of April, 1985

WITNESS:

Dec 2.50  
Ind 1.00  
3.50  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 MAY -3 AM 9:46

Carlos H. Johnson (Seal)

Frances Elaine Johnson (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carlos H. Johnson and wife, Frances Elaine Johnson 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 11th day of April, A.D. 1985

B. L. Ham Federal  
5116 20th St B. Ham Ad 30222  
Notary Public