



# JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Courtney H. Mason, Jr.  
 (Address) PO Box 360187  
 Birmingham, AL 35236-0187

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of TWENTY THOUSAND & NO/100th (\$20,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
 Richard K. Anderson, a single man

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

Louis A. Johnson and wife, Kathy C. Johnson and Lura L. Johnson, a single woman

(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 4, according to the Survey of Kingwood, as recorded in Map Book 6, Page 40,  
 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.  
 And as further consideration, the herein grantees expressly assume and promise to  
 pay that certain mortgage to Collateral Investment Company, recorded in Mortgage Book 346,  
 page 679, and transferred and assigned to Birmingham Trust National Bank, by instrument  
 recorded in Misc. Book 43, Page 292, in the Probate Office of Shelby County, Alabama,  
 according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 1433 Queen Ann Circle, Alabaster, Alabama 35007

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 31st

day of December, 1985

WITNESS:

*Felice Apodaca*

*Richard K. Anderson* (Seal)

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

1986 JAN 9 AM 11:59

Deed TAX 20.00 (Seal)  
 Rec 2.50  
 Inst 1.00  
 23.50

STATE OF ~~ALABAMA~~ COLORADO  
 COUNTY

*Thomas A. Anderson, Jr.*  
 JUDGE OF PROBATE General Acknowledgment

THE UNDERSIGNED, a Notary Public in and for said County, in said State,  
 hereby certify that Richard K. Anderson, a single man  
 whose name 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 executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 31st day of December, A.D., 1985

*my commission expires 8/22/87*  
 999 12th St - 100-11111 015-1111

*Thomas A. Anderson, Jr.*

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