

This instrument was prepared by

989

(Name) ✓ Ruth S. Capra
2108 Lynngate Drive
(Address) Birmingham, AL 35216

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Jefferson COUNTY

That in consideration of Eight Thousand and 00/100 DOLLARS

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

Jeffery Jack Champion, a single man

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

James E. Johnson & wife, Lisa A. 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:

281 Brenda Drive, Montevallo, Alabama 35115, more particularly described as:
Lot 6, Block 8, Green Valley sector as recorded in Map Book 7, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to AmSouth Bank N.A. as recorded in Real Book 444, Page 139, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$7,000.00 of the purchase price recited above was paid from a purchase money second mortgage loan closed simultaneously herewith.

No title search has been made.

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; 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, I have hereunto set my hand(s) and seal(s), this 3rd day of October, 1986.

WITNESS:

1. Deed Tax \$ 1.00
2. Mfg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50
- STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1986 OCT 10 AM 9:30 (Seal)

STATE OF ALABAMA Thomas A. Shauden, Jr.
JUDGE OF PROBATE
Jefferson COUNTY

General Acknowledgment

I, Ruth S. Capra, a Notary Public in and for said County, in said State, hereby certify that Jeffery Jack Champion, 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 3rd day of October, A. D., 1986