

532

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. C. Stuart Johnson

(Address) _____

This instrument was prepared by

(Name) Ann Z. Arnold, Attorney
(Address) #1 Independence Plaza, Suite 508
Birmingham, Alabama 35209

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

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Two Thousand Five Hundred and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Homer L. Dobbs and wife, Peggy R. Dobbs and
V. C. Handy and wife, Bobbie L. Handy
(herein referred to as grantors) do grant, bargain, sell and convey unto

C. Stuart Johnson and wife, Margaret 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:

Lot 16, according to the Survey of Brush Creek Farms,
as recorded in Map Book 8, Page 89, in the Office of
the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$34,500.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously
herewith.

Mineral and mining rights excepted.

BOOK 103 PAGE 450

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 DEC -4 PM 1:23
JUDGE OF PROBATE

1. Deed Tax \$ 48.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 51.50

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, we have hereunto set our hand(s) and seal(s), this 21st

day of November, 19 86

~~XXXXXX~~
Homer L. Dobbs (Seal)
Peggy R. Dobbs (Seal)

V. C. Handy (Seal)
Bobbie L. Handy (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Homer L. Dobbs and wife, Peggy R. Dobbs and V. C. Handy and wife, Bobbie L. Handy
whose name s 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 21st day of November, A. D., 19 86.

Virginia L. Gwin
Notary Public