

SEND TAX NOTICE TO:

(Name) C. Forrest Johnson
Betty L. Johnson
 (Address) 2165 Bailey Brook Drive
Birmingham, AL 35244

31

This instrument was prepared by

(Name) John N. Randolph Sirote, Permutt, et al.
 (Address) 2222 Arlington Avenue South Birmingham, AL 35255

Form 1-1-5 Rev. 5/82

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 Fifteen Thousand Forty Six and No/100 (\$15,046.00) and the _____ DOLLARS assumption of the mortgage hereinafter described.

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

Howard Louis Helms and wife, Elizabeth L. Helms

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

C. Forrest Johnson and Betty L. 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 6, according to the amended map of Riverchase West, Dividing Ridge, as recorded in Map Book 6, Page 108, Office of Judge of Probate of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein agree and assume to pay.
2. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 127, Page 140, in the said Probate Office.
3. Right of Way to Alabama Power Company as recorded in Volume 300, Page 357, Volume 130, Page 230 and Volume 101, Page 569, in the said Probate Office.
4. Restrictions as recorded in Misc. Volume 14, Page 536 and amended in Misc. Volume 17, Page 550, in the said Probate Office.
5. Ten foot easement along West and South sides as shown by recorded plat.

(As a part of the consideration for this sale, grantees hereby assume and agree to pay according to its terms that certain mortgage against the above described real estate having an approximate principal balance of \$96,658.24, given by Howard Louis Helms and wife, Elizabeth L. Helms to Stockton, Whatley, Davin & Company of Alabama, as recorded in Volume 433, Page 393, corrected in Volume 434, Page 85 and transferred to Chase Home Mortgage Corporation, as recorded in Real Volume 39, Page 5, in the said Probate Office.)

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 25th

day of September, 19 87.

CONTINUED ON REVERSE HEREOF

WITNESS:

John N. Randolph (Seal)
Frederick G. Jones (Seal)
Grace A. Clark (Seal)

Howard Louis Helms (Seal)
Elizabeth L. Helms (Seal)

STATE OF ~~ALABAMA~~ Virginia

Arlington COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Louis Helms and wife, Elizabeth L. Helms 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 25th

day of September, A. D., 19 87
Adrian L. Patterson Notary Public.

AFFIX SEAL

BOOK 153 PAGE 515

Return to Book 153 Page 515

CONTINUED FROM REVERSE

As further consideration for this deed, Grantees herein hereby assume the obligations of Howard Louis Helms and wife, Elizabeth L. Helms, under the terms of the instruments and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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

1987 OCT -1 AM 10: 39

Thomas A. Shaver, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 15.50
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 21.50

BOOK 153 PAGE 516

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH RE-INDEX
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.