

SEND TAX NOTICE TO:

(Name) David A. Neisler
(Address) 3213 Garden Lane
Birmingham, AL 35243

This instrument was prepared by

(Name) Dale Corley
(Address) 2100 Sixteenth Avenue South
Birmingham, Alabama 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of One Hundred One Thousand and no/100 DOLLARS

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

Richard A. Johnson and wife, Jean R. Johnson

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

David A. Neisler and wife, Merry M. Neisler

(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, Block 4, according to the Survey of Sunny Meadows, as recorded in Map Book 8, Page 18 A, B, and C, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions, if any, of record.

\$80,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 FEB -5 PM 2:06

1. Deed Tax \$ 21.00
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 24.50

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 3rd day of November, 1987.

WITNESS:

(Seal)
(Seal)
(Seal)

Richard A. Johnson (Seal)
Richard A. Johnson
Jean R. Johnson (Seal)
Jean R. Johnson (Seal)

STATE OF ALABAMA }
Tuscaloosa COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard A. Johnson and wife, Jean R. 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 3rd day of November, A.D., 1987

Jaye A. Harper
Notary Public.

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