

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:
(Name) Jeffrey Robert Johnson
(Address) 1125 King Arthur Court
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SIXTY THOUSAND AND NO/100TH (\$60,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Demetrios G. Nakos, a widower (herein referred to as grantors) do grant, bargain, sell and convey unto Jeffrey Robert Johnson and wife, Shirley Ann Johnson (herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, according to the Survey of Bishop Creek Townhouses, 1st Addition, as recorded in Map Book 13, page 8, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$57,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 211 PAGE 634

1. Dead Tax \$300
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 650

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

88 NOV -1 AM 11:43

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 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 28th day of October, 19 88.

WITNESS

(Seal)

(Seal)

(Seal)

Demetrios G. Nakos
DEMETRIOS G. NAKOS

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY } **General Acknowledgment**

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that DEMETRIOS G. NAKOS, A WIDOWER 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 28TH day of OCTOBER A.D., 19 88

3/10/91

My Commission Expires:

Notary Public