

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

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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 NINE THOUSAND NINE HUNDRED & 00/100—
(\$69,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, John S. Carden and wife,
Donna J. Carden (herein referred to as grantors), do grant, bargain, sell and
convey unto William Russell Johnson and wife, Lisa Taylor 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 and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 31, according to Monte Tierra, First Addition, as recorded in Map Book 6
page 93 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

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

\$69,442 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 31 Eddings Lane, Montevallo, Alabama 35115

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 of 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 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 stated 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 hands and seals, this 29th day of
August, 1989.

1. Deed Tax \$ 1.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 7.00

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

89 SEP -6 PM 11:06

John S. Carden (SEAL)
John S. Carden
Donna J. Carden (SEAL)
Donna J. Carden

STATE OF ALABAMA
SHELBY COUNTY

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State,
hereby certify that John S. Carden and wife, Donna J. Carden 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 29th day of August A.D., 1989

Notary Public

My Commission Expires March 10, 1991