

SEND TAX NOTICE TO:

(Name) Ms. Debra K. Johnson
370 Highland Street
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) J. Michael Joiner, Joiner and Kramer
(Address) P.O. Box 1012, Alabaster, Alabama 35007

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 Seventy Thousand and no/100 (\$70,000.00) ----- DOLLARS

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

Nell S. Johnston, an unmarried woman

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

Debra K. Johnson, an unmarried woman

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Begin at a point on the northwesterly side of Highland Street that is 275.0' northeast of and along the northerly line of Highland Street from the northeasterly corner of the intersection of Moody Street and Highland Street property lines, Thence continue northeasterly along the northerly line of said Highland Street a distance of 75.0' to a point, Thence run northwesterly perpendicular to said Highland Street a distance of 150.0' to a point, Thence run southwesterly parallel with the same said north line of same said Highland Street a distance of 75.0' to a point, Thence run southeasterly a distance of 150.0' to the point of beginning, containing 11,250 square feet and marked on each corner by a steel pin or pipe as shown on the plat represented by small open circles.

Mineral and mining rights excepted.

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

\$35,000.00 of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith.

Nell S. Johnston is the surviving grantee in deed recorded in Deed Book 284, Page 838 recorded in Shelby County, Alabama; W. L. D. Johnston, the other grantee having died on or about July 16, 1988.

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, I have hereunto set my hand(s) and seal(s), this 6th

day of December, 19 89.

WITNESS:

1. Deed Tax \$ 35.10
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00

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

89 DEC 11 PM 3:19

Nell S. Johnston (Seal)
Nell S. Johnston

(Seal)

(Seal)

TOTAL 41.50

STATE OF ALABAMA
SHELBY COUNTY

Thomas W. Johnston, Jr. (Seal)
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nell S. Johnston, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, A. D., 19 89