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JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Sent tax note to:  
Mr. & Mrs. John L. Roy  
5123 Rye Circle  
Helen, AL 35080

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of ---Sixty Eight Thousand and 00/100---(\$68,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Martin Wayne Johnson and wife, Sonia D. Graves Johnson

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

John L. Roy and April F. Roy

(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 16, according to the survey of Shannon Glen, as recorded in Map Book 7, page 94 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 68,508.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

1. Paid Tax	\$ 1.00
2.	
3.	
4.	2.50
5.	3.00
6.	1.00
Total	\$ 7.50

Sonia D. Graves and Sonia D. Graves Johnson are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 26th day of October, 1990

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 NOV -2 AM 9:51

(Seal) Martin Wayne Johnson (Seal)

(Seal) \_\_\_\_\_ (Seal)

(Seal) Sonia D. Graves Johnson (Seal)  
Sonia D. Graves Johnson

STATE OF ALABAMA  
JEFFERSON COUNTY  
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martin Wayne Johnson and wife, Sonia D. Graves Johnson whose name is 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 26th day of October, A.D., 1990

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