

This instrument was prepared by

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Al. 35216
#065/91

2162
Send Tax Notice To: Howard F. Johnston, III
name 2106 Ridgedale Dr.
Hoover, Al. 35244
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred nine thousand and no/100 (\$109,000.00) DOLLARS

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

Richard A. Stephens and his wife Debra L. Stephens

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

Howard F. Johnston, III and Sharon S. Johnston

(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 2, according to the Survey of Riverchase West-Dividing Ridge, First Addition, as recorded in Map Book 7, page 3 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$98,092.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 340 PAGE 695
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 APR 30 PM 2:24
JUDGE OF PROBATE

1	Deed Tax	11.00
2	Mfg. Tax	2.50
3	Recording Fee	3.00
4	Transfer Tax	1.00
5		
6		
Total		17.50

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 26

day of April, 19 91

WITNESS:

(Seal)

(Seal)

(Seal)

Richard A. Stephens (Seal)
RICHARD A. STEPHENS
Debra L. Stephens (Seal)
DEBRA L. STEPHENS (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard A. Stephens and his wife Debra L. Stephens whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of April, A. D., 1991

Notary Public