

This Instrument Was Prepared By: ¹²⁶⁹

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Dennis A. Johnson
4851 Caldwell Mill Road
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY NINE THOUSAND AND NO/100 DOLLARS (\$99,000.00) to the undersigned grantor, AMSOUTH BANK, N.A., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto DENNIS A. JOHNSON AND PAULA W. JOHNSON (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 1, according to J. A. Jones Survey as recorded in Map Book 7, Page 74, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$89,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, AMSOUTH BANK, N.A. the said GRANTOR, by its Vice President, Danny Hill who is authorized to execute this conveyance, has hereto set its signature and seal, this 16th day of September, 1991.

INSTRUMENT WAS FILED
91 SEP 18 AM 10:58

AMSOUTH BANK, N.A.

By: Danny Hill
DANNY HILL, VICE PRESIDENT

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 250.00
4. Indexing Fee	\$ 250.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 100.00
Total	\$ 650.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DANNY HILL whose name as Vice President of AMSOUTH BANK, N.A. a corporation, 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, in his capacity as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 16th day of September, 1991.

Arthur B. Smith
Notary Public

My Commission Expires:
zjohnsor.txt

MY COMMISSION EXPIRES OCTOBER 24, 1991