

283
This form furnished by:

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This instrument was prepared by:

(Name) HOLLIMAN SHOCKLEY & KELLY ATTORNEYS
(Address) 3821 Lorna Road, Suite 110
Birmingham, AL. 35244

Send Tax Notice to:

(Name) GARY R. JOHNSON
(Address) 105 Mountain Parkway
Alabaster, AL. 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-FOUR THOUSAND AND NO/100 (\$84,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

ROY J. ACOSTA and wife, LAURIE D. VERRET ACOSTA

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

GARY R. JOHNSON and wife, NORA W. JOHNSON

(herein referred to as GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY

County, Alabama to-wit:

Lot 45, according to the Survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1992 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$79,800.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

LAURIE D. VERRET ACOSTA is one and the same person as LAURIE D. VERRET.

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BOOK

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
92 MAR -3 PM 2:55
JUDGE OF PROBATE

1. Deed Tax \$ 4.50
2. Mtg. Tax \$ 0.00
3. Recording Fee \$ 2.50
4. Indexing Fee \$ 0.40
5. No Tax Fee \$ 0.00
6. Certified Fee \$ 1.00
Total \$ 7.90

TO HAVE AND TO HOLD to the said GRANTEEES 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 25th day of February, 19 92.

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROY J. ACOSTA and wife, LAURIE D. VERRET ACOSTA 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 25th day of February A.D. 19 92

8-29-94

John R. Stell