

SEND TAX NOTICE TO:

(Name) Malcolm Johnson  
Kay S. Johnson  
 (Address) 2150 Cameron Circle  
Birmingham, AL 35242

This instrument was prepared by

(Name) Clayton T. Sweeney  
2100 SouthBridge Parkway, Suite 650  
 (Address) Birmingham, AL 35209

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Fifty Five Thousand Eight Hundred and 00/100 Dollars

to the undersigned grantor, William J. Acton Construction, Inc. a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
 does by these presents, grant, bargain, sell and convey unto  
 Malcolm Johnson and Kay S. Johnson

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
 Shelby County, Alabama:

Lot 24, according to the Survey of St. Ives at Greystone, as recorded in  
 Map Book 15, Page 70 A & B in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable  
 until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

\$197,000.00 of the consideration was paid from the proceeds of a mortgage  
 loan closed simultaneously herewith.

BOOK 393 PAGE 624

59.00  
 2.50  
 4.00  
 65.50

1. Deed Tax	\$ 59.00
2. Ad Valorem	\$ 2.50
3. Recording Fee	\$ 3.00
4. Notary Fee	\$ 1.00
5. Title Insurance	\$ 0.00
6. Other	\$ 0.00
<b>TOTAL</b>	<b>\$ 65.50</b>

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said  
 premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEEES, their heirs, executors and assigns  
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William J. Acton  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of February 19 92

ATTEST:

William J. Acton Construction, Inc.

By William J. Acton  
 William J. Acton President

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

STATE OF Alabama  
 COUNTY OF Jefferson

92 MAR 10 AM 11:21

I, the undersigned

State, hereby certify that William J. Acton

whose name as

President of

William J. Acton Construction, Inc.

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, 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

10th

day of

February

19

92

My Commission Expires 7-95

Notary Public