

This instrument was prepared by

Send Tax Notice To: Carroll C. Gose
name

(Name) J. Michael Joiner

1361 Highland St
address Montevallo, AL 35115

(Address) PO Box 1012, Alabaster, AL 35007

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 Seventy Thousand and 00/100----- (\$70,000.00)----- DOLLARS

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

Debra K. Johnson, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Carroll C. Gose and wife Gladys D. Gose
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby County, Alabama to-wit:

Begin at a point on the Northwestern side of Highland Street that is 275.0 feet Northeast of and along the Northerly line of Highland Street from the Northeasterly corner of the intersection of Moody Street and Highland Street property lines; thence continue Northeasterly along the Northerly line of said Highland Street a distance of 75.0 feet to a point; thence run Northwesternly perpendicular to said Highland Street a distance of 150.0 feet to a point; thence run Southwesterly parallel with the same said North line of same said Highland Street a distance of 75.0 feet to a point; thence run Southeasterly a distance of 150.0 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

05/05/1992-7136
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 76.50

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, I have hereunto set my hand(s) and seal(s), this 28th
day of April, 19 92

WITNESS:

(Seal)

(Seal)

(Seal)

Debra K. Johnson (Seal)
Debra K. Johnson (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Debra K. Johnson, an unmarried woman is known to me, acknowledged before me whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, A. D., 19 92

Notary Public.

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