

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, AL 35223

Send Tax Notice To: Larry L. Johnson
name 3049 Old Stone Drive
Birmingham, AL 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Five Thousand and no/100 DOLLARS

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

Howard Glenn Baxter, Jr. and wife, Mickie R. Baxter

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

Larry L. Johnson and Janice W. Johnson

(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 23, Block 2, according to the Survey of the Town of Adam Brown, Phase II as recorded in Map Book 8, Page 25, in the Probate Office.

Subject to:

1. Advalorem taxes for the current tax year 1992.
2. Easements, restrictions and reservations of record.

\$94,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-09083

05/21/1992-09083
02:51 PM CERTIFIED

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, 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 30th day of April, 19 92

WITNESS:

(Seal)

(Seal)

(Seal)

Howard Glenn Baxter, Jr. (Seal)
Howard Glenn Baxter, Jr.

(Seal)
Mickie R. Baxter (Seal)
Mickie R. Baxter

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard Glenn Baxter, Jr. and wife, Mickie R. Baxter 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 30th day of April, A. D., 19 92

Anthony D. Snable

Notary Public.