

This instrument was prepared by

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100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

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 ONE THOUSAND ONE HUNDRED & NO/100---- (\$81,100.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, George J. Johnson and wife, Cynthia W. Johnson (herein referred to as grantors), do grant, bargain, sell and convey unto Robert D. Foust and wife, Cheryl A. Foust (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to Survey of Navajo Hills, 6th Sector, Map of which is recorded in Map Book 6, Page 67, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT: A part of Lot 16 Navajo Hills 6th Sector, as recorded in Map Book 6, Page 67 in the Office of the Judge of Probate of Shelby County, Alabama: described as follows: Begin at the Southeast corner of said Lot 16; thence run West along the North lot line 15.36 feet to a point on the edge of a concrete drive; Thence turn right 102 deg. 01 min. 21 sec. and run Northeast along the edge of said drive a distance of 15.4 feet to a point on the Westerly right of way of Cross Path Drive; thence run South along said right of way 3.2 feet to the point of beginning.

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

\$64,850.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1471 CROSS PATH DRIVE, ALABASTER, ALABAMA 35007


TO HAVE AND TO HOLD to the said GRANTEES 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, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 28th day of May, 1992.

  
George J. Johnson

(SEAL)

  
Cynthia W. Johnson

(SEAL)

State of Alabama )  
County of Shelby )

I, the undersigned, hereby certify that George J. Johnson and wife, Cynthia W. Johnson 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 THIS 28th day of May, 1992.

  
Notary Public

Inst # 1992-10066

My Commission Expires:

3-5-95

COURTNEY H. MASON  
MY COMMISSION EXPIRES  
3-5-95

06/03/1992-10066  
12:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MJS 23.00