

This instrument was prepared by

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NEAL F. JOHNSON and
Send Tax Notice To: RUTH S. JOHNSON
name 5074 Applecross Road
Birmingham, Alabama 35242
address

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty-Six Thousand and No/100 (\$156,000.00)----- DOLLARS

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

GILBERT L. ENNIS and wife, JO BETH ENNIS

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

NEAL F. JOHNSON and RUTH S. 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 10, Block 1, according to a Resurvey of Lot 9, Block 1, Applecross, a Subdivision of Inverness, as recorded in Map Book 6, page 117, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. 10 foot easement on north and west as shown by recorded map.
3. Restrictions appearing of record in Misc. 10, page 515.
4. Restrictions regarding Alabama Power Company recorded in Misc. 10, page 557; Misc. 17, page 183; and Misc. 13, page 154.
5. Agreement with Alabama Power Company recorded in Misc. 10, page 558.
6. Right of way granted to Alabama Power Company by instrument recorded in Volume 291, page 386 and Volume 293, page 755.

\$80,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set OUR hand(s) and seal(s), this 6th day of May, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Gilbert L. Ennis (Seal)
JO BETH ENNIS (Seal)
Inst # 1993-14043 (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment 05/17/1993-14043
11:04 AM CERTIFIED

I, the undersigned, a Notary Public in and for the State of Alabama,
hereby certify that GILBERT L. ENNIS and wife, JO BETH ENNIS
whose name s 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 6th day of May A. D., 19 93

[Signature]
Notary Public.