

This instrument was prepared by

Send Tax Notice To: Ronnie Dale Johnson

(Name) Larry L. Halcomb, Attorney at Law

name

4321 Heritage View Road

address

Birmingham, Alabama 35242

(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

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 Thirty Nine Thousand Five Hundred and no/100 (\$139,500.00) DOLLARS

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

Wayne E. Brooks and wife, Dianna D. Brooks

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

Ronnie Dale Johnson & Linda Garrett 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 41, according to the Survey of Heritage Oaks, as recorded in Map Book 11, Page 23 A & B, in the Probate Office of Shelby County, Alabama.

Subject to 30 foot building line from the northwesterly and southwesterly lot lines, as shown on recorded map.

Subject to Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 133, Page 586.

Subject to terms, agreements and right of way to Alabama Power Company, as recorded in Book 140, Page 744.

Subject to Agreement with Alabama Power for underground residential distribution in Book 140, Page 735.

\$109,500.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-19727

07/07/1993-19727
08:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.50

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, we have hereunto set our hand(s) and seal(s), this 18th day of June, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Wayne E. Brooks
Wayne E. Brooks (Seal)

(Seal)

Dianna D. Brooks
Dianna D. Brooks (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,

hereby certify that Wayne E. Brooks and wife, Dianna D. Brooks

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 18th day of June, A. D., 19 93

Larry L. Halcomb

Notary Public.