

PREPARED BY:

SEND TAX NOTICE TO:

✓ Jane Faulkner Evans
Suite 700 Brown Marx Tower
2000 First Avenue North
Birmingham, Alabama 35203

Stephen L & Susan S. Johns
5334 Harvest Ridge Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Jefferson

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred and Thirty Thousand and NO/100 Dollars (\$130,000.00) to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged. We, John W. Linn and wife, Connie H. Linn (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, Stephen L. Johns and wife, Susan S. Johns (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 45, according to the Survey of Meadow Brook 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the current year, 1993, due and payable October 1, 1993.

Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ 75,000.00 of the consideration was paid from the proceeds of a mortgage loan from The Prudential Home Mortgage Company, Inc.

TO HAVE AND TO HOLD Unto the 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 we do for ourselves and for our heirs, executors and administrators covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances unless otherwise

10/01/1993-30363
02:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 66.00

Original
Inst # 1993-30363

Warranty Deed, Joint Tenants with Right of Survivorship
Stephen L. Johns and Susan S. Johns
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noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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,
on this 30 day of September, 1993.

John W. Linn
JOHN W. LINN
Connie H. Linn
CONNIE H. LINN

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JOHN W. LINN and wife, CONNIE H. LINN, whose names is signed to the foregoing conveyance, and who are know to me, acknowledge before me on this day that being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on this 30th day of
September, 1993.

Steven D. Linn
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Sept. 22, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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