

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205)833-1571
FAX 833-1577

Riverchase Office
(205)988-5600
FAX 988-5905

This instrument was prepared by:

(Name) HOLLIMAN, SHOCKLEY & KELLY, ATTORNEYS
(Address) 3821 Lorna Road, Suite 110
Birmingham, Alabama 35244

Send Tax Notice to: HENRY F. JOHNSEN

(Name) CAROL D. JOHNSEN
(Address) 36 The Oaks Circle
Hoover, AL. 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 ONE HUNDRED FORTY-THREE THOUSAND AND NO/100 (\$143000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

FRANCIS H. BARRON and wife, SIBYLLE J. BARRON
(herein referred to as grantors) do grant, bargain, sell and convey unto

CAROL D. JOHNSEN & husband HENRY F. JOHNSEN
(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, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 36, together with an undivided 1/43rd interest in Lot 44, (Common area), according to the Map of The Oaks, recorded in Map Book 10, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1993 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights if any.

Inst # 1993-31713

10/12/1993-31713
06:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 151.50

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.

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 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 September, 19 93

WITNESS

(Seal)

(Seal)

(Seal)

Francis H Barron (Seal)
FRANCIS H. BARRON
Sibylle J Barron (Seal)
SIBYLLE J. BARRON (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that FRANCIS H. BARRON and wife, SIBYLLE J. BARRON 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 30th day of September A.D., 19 93

My Commission Expires: 8-29-94

Notary Public