

This instrument was prepared by

Send Tax Notice To: Deborah S. Morris  
name  
611 Mountain Laurel Court  
Birmingham, Alabama 35244  
address

(Name) Jones & Waldrop  
1009 Montgomery Highway South  
(Address) Birmingham, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Seven Thousand Five Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Janet E. Dickerson Johnston and husband, William D. Johnston

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

Deborah S. Morris

(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 16 A, according to the Map of a Resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 20, 21, 22 and Recreational area of Davenport's Addition to Riverchase West, Sector 2, recorded in Map Book 8, page 40, in the Probate Office of Shelby County, Alabama.

Subject to: 1. The taxes for 1994 and subsequent years.  
2. All easements, restrictions and rights of way of record.

\$55,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Janet E. Dickerson Johnston and Janet E. Dickerson are one and the same person.

Inst # 1993-35784

11/11/1993-35784  
11:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NJS 51.00

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 29th day of October, 1993.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Janet E. Dickerson Johnston (Seal)  
Janet E. Dickerson Johnston  
William D. Johnston (Seal)  
William D. Johnston  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet E. Dickerson Johnston and husband, William D. Johnston 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 29th day of October, A. D., 1993

Karen [Signature]  
My commission expires: 4-30-97 Notary Public.  
PRECISION PRINTING 491-6568 Form 6-6-90

STEWART TITLE