

This instrument prepared by:
Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
KENNETH OWEN JOHNSTON
SHERRY L. JOHNSTON
1933 CAHABA CREST DRIVE
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA

JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ---ONE HUNDRED EIGHTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100'S DOLLARS (\$188,500.00) to the undersigned GRANTORS in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, DENMAN CONSTRUCTION COMPANY, INC., hereinafter referred to as GRANTOR, do hereby grant, bargain, sell and convey unto

KENNETH OWEN JOHNSTON AND SHERRY L. JOHNSTON

hereinafter referred to as GRANTEES, as joint tenants, with the right of survivorship, the following described real estate situated in SHELBY County, Alabama, being more particularly described as follows, to-wit:

LOT 13, BLOCK 1, ACCORDING TO THE SURVEY OF ALTADENA WOODS, FIRST SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 104 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Situated in SHELBY County, Alabama.

Subject to the following exceptions:

1. Ad valorem taxes for the year 1994 and subsequent years.
2. Easements, restrictions and right of ways of record.

As part of the consideration for the within conveyance, the Grantees have executed a purchase money mortgage in the amount of \$152,307.99 of even date herewith.

TO HAVE AND TO HOLD unto 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 together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors

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and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, DENMAN CONSTRUCTION COMPANY, INC., by its President, Henry C. Denman, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of January, 1994.

DENMAN CONSTRUCTION COMPANY, INC.

BY:

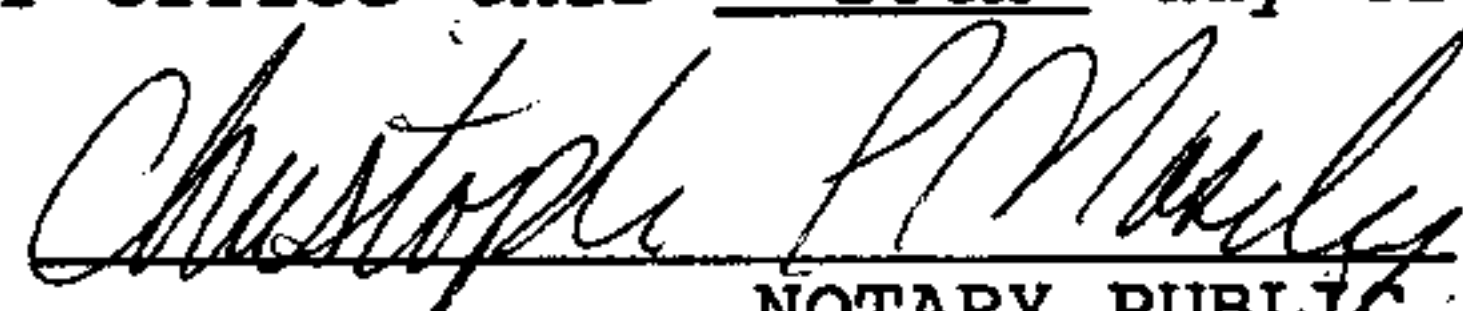

Henry C. Denman, Jr.
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Henry C. Denman, Jr., whose name as President of Denman Construction Company, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed or and as the act of said corporation.

Given under my hand and seal of office this 19th day of January, 1994.

My Commission Expires: 102797


NOTARY PUBLIC

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