

This instrument was prepared by

Send Tax Notice To: Terry L. Johnson

(Name) Larry L. Halcomb

name

334 Chestnut Lane

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$137,900.00)

to the undersigned grantor, MAC-SAN BUILDERS

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Terry L. Johnson and wife, Cindy Johnson

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, AL to-wit:

Lot 32, Dogwood Forest, Third Phase, as recorded in Map Book 14, Page 46, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions, 75 foot building line, easements, pipe line permit, and right of way of record.

\$ 97,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-14804

05/05/1994-14804
01:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 48.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that 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 and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, R. Scott McDaniel who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of April

1994

MAC-SAN BUILDERS

ATTEST:

By R. Scott McDaniel
R. Scott McDaniel, President

STATE OF Alabama
COUNTY OF Jefferson }

I, Larry L. Halcomb
State, hereby certify that R. Scott McDaniel
whose name as President of MAC-SAN BUILDERS
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 the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 29th day of April 1994

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1995