

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Banks Home Building Inc.

NAME William H. Halbrooks

ADDRESS 704 Independence Plaza

WARRANTY DEED (Without Survivorship)

**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand Seven Hundred and no/100-----Dollars-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Daniel G. Johnson and wife, Sharon C. Johnson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Banks Home Building, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 12, Survey of Chelsea Acres South, First Sector, as recorded in Map Book 15, Page 64, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

Grantee herein agrees to pay off existing first mortgage on subject property within 30 days.

Inst # 1994-19537

06/20/1994-19537  
10:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 14th day of June, 1994

(Seal)

(Seal)

(Seal)

*Daniel G. Johnson*  
Daniel G. Johnson

*Sharon C. Johnson*  
Sharon C. Johnson

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel G. Johnson and wife, Sharon C. Johnson, whose names 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 14th day of June, A. D., 1994.

*William H. Halbrooks*  
Notary Public.