

SEND TAX NOTICE TO:

(Name) Charles W. Johnson, Sr.

(Address) 2201 Rime Village  
Hoover Ala 35216

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-5 Rev. 3/82 STATUTORY

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert L. Robinson, a married man, as Partner for The Homestead Joint Venture

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

Charles W. Johnson, Sr. and Barbara M. Johnson

(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 10 and 11, according to the survey of The Homestead, Sector "A", Phase II, as recorded in Map Book 13, Page 87, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes for 1995 and subsequent years.
2. Restrictions on use of property as recorded in Shelby County Court House - Probate Office.
3. Power distribution restrictions of Alabama Power Company.
4. Easements, rights of way, restrictions, and all matters of public record.
5. Less and except minerals and mining rights, oil, and gas rights and all rights incidental thereto.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

09/09/1994-27848  
02:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NOB 28.50

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 (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, I have hereunto set my hand(s) and seal(s), this 2nd day of September, 1994

THE HOMESTEAD JOINT VENTURE

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Robinson, as Partner for The Homestead Joint Venture whose name 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 executed the same voluntarily on the day the same bears date, in his capacity as such Partner

Given under my hand and official seal this 2nd day of September, A. D., 1994

Notary Public.