

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

Daniel Glenn Johnson
15 Baron Drive
Chelsea, Alabama 35043

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of

One Hundred Forty-Two Thousand, Seven Hundred and no/100----
(\$142,700.00) Dollars

to the undersigned grantor, Banks Home Building, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Daniel Glenn Johnson and Sharon Clark Johnson

(herein referred to as GRANTEES) 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, Alabama, to wit:

Lot 12, according to the Survey of First Sector, Chelsea Acres South, 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.

\$135,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1994-32323

10/28/1994-32323
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.50

TO HAVE AND TO HOLD, To 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of October 19 94

Banks Home Building, Inc.

ATTEST:

By Stuart Banks President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned
State, hereby certify that Stuart Banks
whose name as President of Banks Home Building, 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 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 21st day of

October

19 94.

My commission expires: 4/21/96

William H. Halbrooks
Notary Public