

## WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF JEFFERSON


That in consideration of ONE HUNDRED SEVENTY TWO THOUSAND dollars (\$172,000.00) to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we WILLIAM H. YOUNG and wife BERNICE F. YOUNG (herein referred to as grantor) do grant, bargain, sell and convey unto ERIC B. JOHNSON JR. and MERLYN B. JOHNSON as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama:

Lots 1 and 2, according to the survey of the First Addition to Indian Crest Estates, as recorded in Map Book 12 page 54 in the Probate Office of Shelby County, Alabama being situated entirely in Shelby County, Alabama.

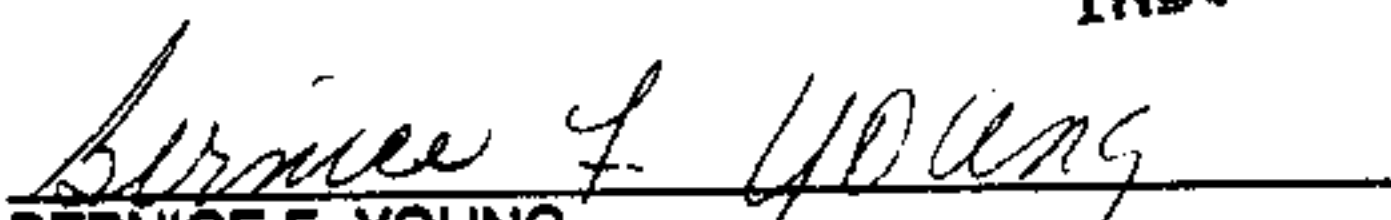
Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executor and administrator covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 29th day of NOVEMBER 1994.

  
WILLIAM H. YOUNG

Inst # 1994-35654

  
BERNICE F. YOUNG

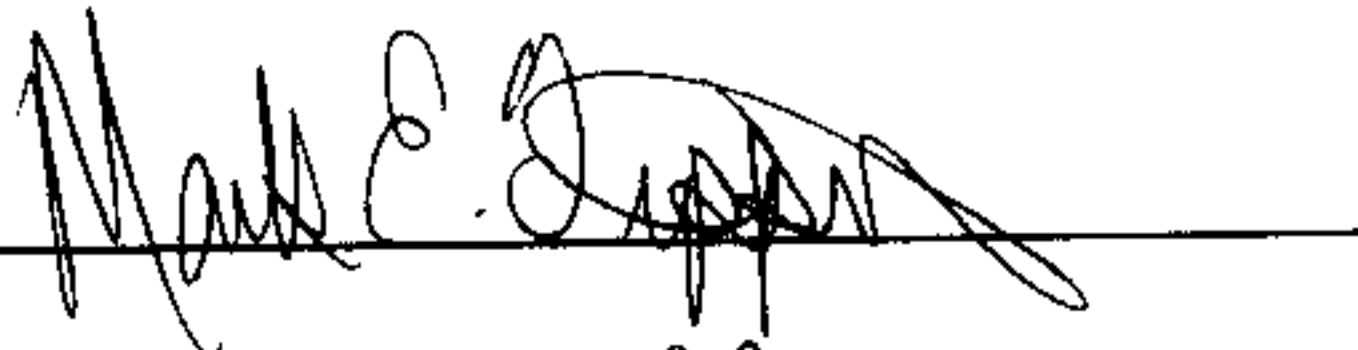
State of ALABAMA  
County of JEFFERSON

12/05/1994-35654  
11:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
9.50

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that WILLIAM H. YOUNG and BERNICE F. YOUNG, 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 29th day of NOVEMBER 1994.

Notary Public:



My commission expires: 1-23-1997

Prepared by: Mark E. Tippins 4 Office Park Circle #212  
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: ERIC JOHNSON 1227 Atkins Trimm Blvd. Birmingham, Alabama 35226.