

This instrument was prepared by

Send Tax Notice To: Ross H. Johnson

(Name) Corley, Moncus & Ward, P.C.
Claude M. Moncus
(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

name
1206 Bunting Drive
address
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY NINE THOUSAND AND NO/100-----
----- DOLLARS (\$99,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Richard Earl Fleming and wife, Lynne M. Fleming

(herein referred to as grantors) do grant, bargain, sell and convey unto Ross H. Johnson and wife, Marjorie J. 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 13, in Block 1, according to the Survey of Meadowlark, as recorded in Map
Book 7, Page 98, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Ad Valorem taxes for the year 1995, which said taxes are not due
and payable until October 1, 1995, Easement(s) and building line as shown on
recorded map; Restrictions appearing of record in Misc. Volume 28, Page 14,
Right of way granted to Alabama Power Company recorded in Volume 317, Page
272; Right of way granted to South Central Bell Telephone Company recorded in
Volume 320, Page 887 and any other easements, restrictions, set back lines,
right of way, limitations, if any, of record.

Lynne M. Fleming is one and the same person as Lynn M. Fleming.

10/10/1995-28497
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 107.50

\$ -0-0-0- of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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 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 hand(s) and seal(s), this 22nd
day of September, 19 95.

(Seal)

(Seal)

(Seal)

Richard Earl Fleming
Richard Earl Fleming (Seal)

Lynne M. Fleming
Lynne M. Fleming (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that
Richard Earl Fleming and wife, Lynne M. Fleming
whose name(s) 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 22nd day of September, A.D., 1995

Christopher Masley
Notary Public

MY COMMISSION EXPIRES OCTOBER 27, 1997