

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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SEND TAX NOTICE TO:

JOHN E. JOHNSON, JR.  
242 BARON DRIVE  
CHELSEA, AL 35043

Inst # 1995-35904

STATE OF ALABAMA)

COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED SIXTY ONE THOUSAND SEVENTY TWO and 00/100 (\$161,072.00) DOLLARS to the undersigned grantor, DAN TUCK HOMES, INC. in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JOHN E. JOHNSON, JR. and ALICIA VENEGAS JOHNSON, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 7, ACCORDING TO THE SURVEY OF ROYAL FOREST, AS RECORDED IN MAP BOOK 14, PAGE 44 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 75 feet reserved from Baron Drive as shown by plat.
3. Public easements as shown by recorded plat, including a 10 foot on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 290 page 957 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 311 page 700 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 206 page 536 and Deed Book 349 page 349 in Probate Office.
7. Oil and gas rights between Champion International Corporation and the Louisiana Land and Exploration Company and Atlantic Richfield Company as set out in Deed Book 347 page 349 in Probate Office. (Expires in 1996)
8. Restrictions, limitation and conditions as set out in Map Book 14 page 44 in Probate Office.

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002 MCD 43.50

\$128,850.00 of the consideration herein was derived from a mortgage closed 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, DAN TUCK HOMES, INC., by its PRESIDENT, DAN TUCK who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 7th day of December, 1995.

DAN TUCK HOMES, INC.

By:

  
DAN TUCK, PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAN TUCK, whose name as PRESIDENT of DAN TUCK HOMES, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 7<sup>th</sup> day of DECEMBER, 1995.

  
Notary Public

My commission expires:

7/16/98

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