

This instrument was prepared by

Send Tax Notice To: Kenneth L. Johns

(Name) DAVID F. OVSON Attorney at Law

name

2234 Indian Crest Drive

address

Pelham, Alabama 35124

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$224,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert L. Holley, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto Kenneth L. Johns and wife, Janice A. Johns

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$179,920.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

01/19/1996-01962
01:02 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
56.00

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, I have hereunto set my hand(s) and seal(s), this 12th
day of January, 19 96.

(Seal)

(Seal)

(Seal)

Robert L. Holley
(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that
Robert L. Holley, an unmarried man
whose name(s) 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.

Given under my hand and official seal this 12th day of January A.D., 1996

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

David F. Ovson

Notary Public

Inst # 1996-01962

EXHIBIT A
(Real Estate Description)

Begin at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 21, Township 19 South, Range 2 West, and run North along the East line thereof 817.87 feet to a point on a curve on the Southeasterly right of way of Indian Crest Road, said curve having a radius of 1843.80 feet and an arc angle along Parcel "A" of 2 degrees 09 minutes 42 seconds, thence left 129 degrees 04 minutes 22 seconds to the tangent of said point on curve and run Southwesterly along the arc of curve 69.56 feet to the point of tangent of said curve, thence Southwesterly along said right of way 231.36 feet to the point of curve of a curve to the left having a radius of 1146.24 feet and a central angle of 9 degrees 24 minutes, thence left 73 degrees 05 minutes 30 seconds and run Southeasterly 664.13 feet to a point, thence left 26 degrees 07 minutes 22 seconds and run Southeasterly 17.39 feet to the point of beginning.

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