

## Form furnished by LAND TITLE COMPANY

Send Tax Notice To:

This instrument was prepared by

Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL 35124JOHNNIE L. JOHNSTON  
(Name) 2643 CHANDALAR CIRCLE  
PELHAM, AL 35124  
(Address)

Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIPSTATE OF ALABAMA  
COUNTY OF SHELBY1996-14801  
Inst

KNOW ALL MEN BY THESE PRESENTS,

In consideration of ONE HUNDRED FORTY THOUSAND AND NO/100-----(\$140,000.00)

Dollars

the undersigned grantor, or grantors in hand paid by the GRANTEE(S) hereina, the receipt whereof is acknowledged, we,

NICK J. BASIC and wife, GERALDINE M. BASIC

We (herein referred to as grantors) do, grant, bargain, sell and convey unto

JOHNNIE L. JOHNSTON and wife, EDITH W. JOHNSTON

We (herein referred to as GRANTEE(S)) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama, to-wit:

Lot 67, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ 126,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

05/07/1996-14801  
08:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 WCD 22.50

TO HAVE AND TO HOLD, to the said GRANTEE(S) 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 parties 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 grantee 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 GRANTEE(S), 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 GRANTEE(S), 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 2nd day of MAY 19 96.

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

## General Acknowledgment

I, the undersigned NICK J. BASIC and wife, GERALDINE M. BASIC, a Notary Public in and for said County in said State, hereby certify that 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 the 2nd day of MAY 19 96.Howard L. Horwsky  
Notary Public