

This instrument prepared by:
John N. Randolph, Attorney
Srote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Harold Johnson
Frances Johnson
308 Chadwick Place
Helena, AL 36080

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Twenty-One Thousand Seven Hundred and 00/100 (\$121,700.00) Dollars to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **Bonnie H. Rye, unmarried** (herein referred to as grantor) do grant, bargain, sell and convey unto **Harold Johnson and Frances 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 64, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, page 127, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including, but not limited to those set out in Deed Book 196, page 548.
3. 20 foot building set back line as shown by recorded Map.
4. 15 foot easement along rear of subject property as shown on recorded Map.
5. Agreement and grant of easement recorded in Instrument NO.: 1992-30926.
6. Transmission line permit to Alabama Power Company recorded in Deed Book 194, page 67; Deed Book 103, page 146; and Deed Book 161, page 143.
7. Right of Way to Shelby County in Deed Book 135, page 362.
8. Easement to H. Walker and Associates in Real Book 387, page 246.
9. Restrictions, covenants and conditions as set out on recorded Map and in Instrument NO.: 1993-35133.

\$65,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan 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 I do for myself and for my heirs, executors, and administrators 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 10th of May, 1996.

X Bonnie H. Rye (Seal)
Bonnie H. Rye

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bonnie H. Rye, unmarried whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 1996.

Notary Public
Atty Seal

05/23/1996-16763
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 65.50

Inst # 1996-16763