

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Robert M. Gilbert, Jr.
103 El Camino Real
Chelsea, AL 35043

PARCEL# 58-15-3-7-0-000-018.018

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$387,500.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, Robert F. Johnson and wife, Patricia A. Johnson, (herein referred to as Grantors) do grant, bargain, sell and convey unto Robert M. Gilbert, Jr. and Phyllis J. Gilbert (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Initial RMS PGJ

Estate 18, according to the Survey of High Chapparral, First Sector, as recorded in Map Book 12 Page 57 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$382,500.00 of the purchase price recited above was paid from 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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this 5th day of September, 1996.

Robert F. Johnson by Patricia A. Johnson Attorney in Fact
Robert F. Johnson, by his attorney in fact,
Patricia A. Johnson

Patricia A. Johnson
Patricia A. Johnson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Patricia A. Johnson, individually and as Attorney-in-Fact for Robert F. Johnson, who are husband and wife, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, and acting within the scope and power of said power of attorney, in her capacity as Attorney-in-Fact for Robert F. Johnson on the day the same bears date.

Given under my hand and seal this the 5th day of September, 1996.

Frank K. Bynum
Notary Public

My Commission Expires: 11/20/96

09/11/1996-29959
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 13.30

Inst # 1996-29959