

This Instrument was prepared by:  
Mary Lynn Campisi  
3008 Pump House Road  
Birmingham, AL 35243

Send Tax Notice To:  
Michael Wayne Johnston  
4424 Englewood Road  
Helena, Alabama 35080

Inst # 1996-32134

## Warranty Deed, Joint Tenants with Right of Survivorship

STATE OF ALABAMA    )  
                              )    KNOW ALL MEN BY THESE PRESENTS,  
JEFFERSON COUNTY    )

That in consideration of ONE HUNDRED THOUSAND AND NO/100, (\$100,000.00) DOLLARS and other good and valuable consideration, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

**ERIC N. CHAMBERS and PATRICE MARIE CHAMBERS, husband and wife**

(herein referred to as GRANTOR) does grant, bargain, sell and convey unto

**MICHAEL WAYNE JOHNSTON and wife, JODI ADAIR HALEY JOHNSTON,**

(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 9, Block 5, according to the Survey of Plantation South, Third Sector Phase II, as recorded in Map Book 13, page 89, in the Probate Office of Shelby County, Alabama.

The above property is conveyed subject to:

1. Subject to ad valorem taxes for 1996 and subsequent years, said taxes being a lien but not due and payable until October 1, 1996.
2. 40 foot Building line as shown on Map recorded in the Probate Office of Shelby County, Alabama.
3. 10 foot Easement on Rear, as shown on Map recorded in said Probate Office.

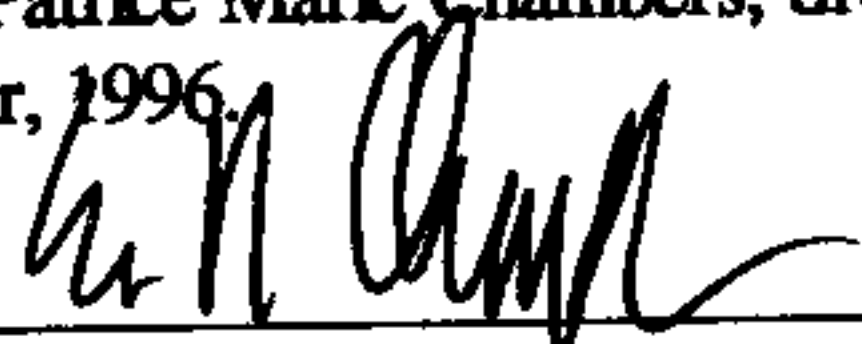
\$99,693.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

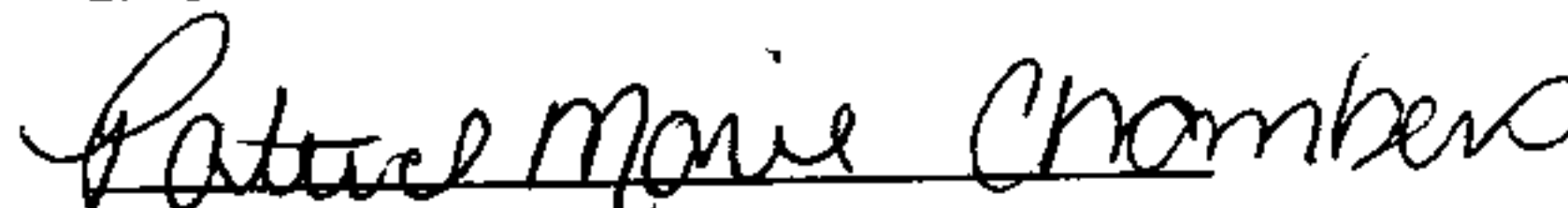
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs, executors and administrators covenant with the 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 our heirs, executors and administrators shall warrant and defend the same to said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

09/30/1996-32134  
11:02 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
ONE HEL 11:50

IN WITNESS WHEREOF, Eric N. Chambers and Patrice Marie Chambers, divorced and not remarried have hereunto set their hands and seals, this 24th day of September, 1996.

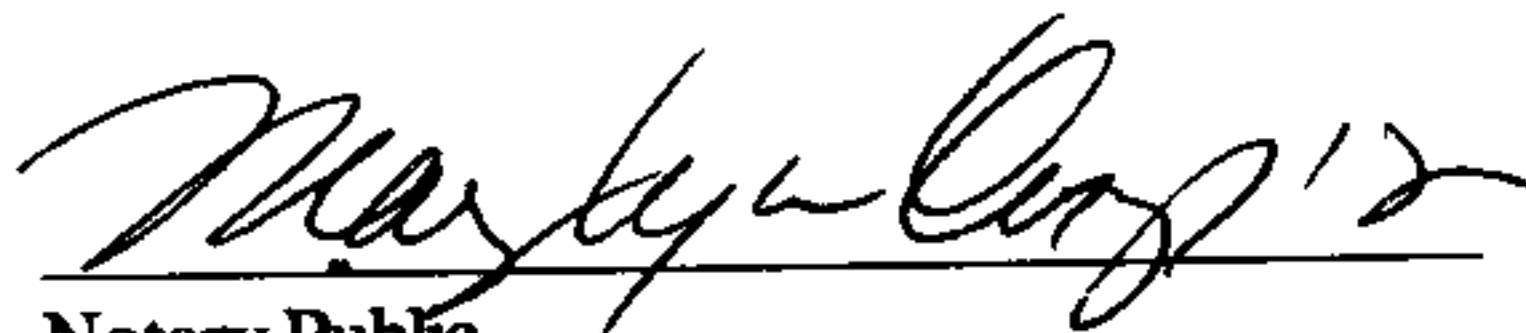
  
Eric N. Chambers

  
Patrice Marie Chambers

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric N. Chambers and Patrice Marie Chambers, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 24th day of September, 1996.

  
Notary Public  
My commission expires: 6/16/99

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