

SEND TAX NOTICE TO:

(Name) HOWARD H. JOHNSON  
1804 INDIAN HILLS DRIVE  
 (Address) PELHAM, AL 35124

This instrument was prepared by

(Name) ANNE R. STRICKLAND, ATTORNEY AT LAW  
5330 STADIUM TRACE PKWY., STE. 250  
 (Address) BIRMINGHAM, AL 35244

Form 1-1-5 Rev. 5/82  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY TWO THOUSAND AND 00/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**PRAXEDIS S. ZUNIGA AND BARBARA ANNE ZUNIGA, HUSBAND AND WIFE**

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

**HOWARD H. JOHNSON AND BEVERLY A. 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 1, IN BLOCK 2, ACCORDING TO THE SURVEY OF INDIAN HILLS, SECOND SECTOR,  
 AS RECORDED IN MAP BOOK 4, PAGE 91, IN THE PROBATE OFFICE OF SHELBY  
 COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, COVENANTS OF RECORD;  
 TAXES FOR 1997 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

\$97,600.00 OF THE PURCHASE PRICE RECITED HEREIN WAS PAID FROM THE PROCEEDS  
 OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

Inst # 1996-36987

11/07/1996-36987  
 08:36 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 MCD 33.00

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, WE have hereunto set OUR hand(s) and seal(s), this 28TH

day of OCTOBER, 19 96.

WITNESS:

Praxedis S. Zuniga (Seal)  
PRAXEDIS S. ZUNIGA (Seal)  
 \_\_\_\_\_ (Seal)

Barbara Anne Zuniga (Seal)  
BARBARA ANNE ZUNIGA (Seal)  
 \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, ANNE R. STRICKLAND, a Notary Public in and for said County, in said State,  
 hereby certify that PRAXEDIS S. ZUNIGA & BEVERLY A. ZUNIGA  
 whose names 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 28TH day of OCTOBER, A. D., 19 96

Anne R. Strickland  
 Notary Public

MY COMMISSION EXPIRES: 5/11/97

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