

(Name) Charles R. Johnson
810 Willow Oak Dr.
Birmingham, Al. 35244
(Address)

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
Birmingham, Al. 35216
(Address)

Form 113 Rev 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred sixty-five thousand and no/100 (\$165,000.00)

DOLLARS

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

Mark D. Martincic and his wife Pauline Martincic
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles R. Johnson and Donna R. 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 9, according to the Amended Map of Sixth Addition, Riverchase Country Club, Residential Subdivision, as recorded in Map Book 7, Page 93, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.
Taxes & assessments for the year 1997 and subsequent years which are not yet due & payable.
\$145,500.00 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

10 foot easement on the west, north and east as shown by recorded Map.

Restrictions as shown by recorded Map.

Mineral and mining rights and rights incident thereto recorded in Vol. 127, page 140, in the Probate Office of Shelby Co., Al.

Restrictions or Covenants recorded in Mis. Vol. 14, Page 536, Misc. Vol. 17, Page 550, Misc. Vol. 34, Page 549 and Vol. 315, page 325 in the Probate Office of Shelby Co., Al., but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

Agreement recorded in Misc. Vol. 29, page 24 in the Probate Office of Shelby Co, Al.

Restrictions regarding Ala. Power Co. by instrument in Vol. 25, p.741, in the Probate Office of Shelby Co, Al, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Right of Way granted to Alabama Power Co. by instrument recorded in Vol. 313, page 195 in the Probate Office of Shelby Co., Al.

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 30

day of April, 19 97

WITNESS:

(Seal)

MARK D. MARTINCIC

(Seal)

PAULINE MARTINCIC

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark D. Martincic and his wife Pauline Martincic 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30

day of April

A D, 19 97

Patricia K. Martin

Notary Public

Inst # 1997-14259

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05/07/1997-14259
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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