

This instrument was prepared by:

(Name) Joseph E. Walden

(Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Max Johnston

(Address) 1307 Fifth Avenue S.W.

Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and No/100s (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, Max Johnston and Max Johnston as Executor of the Estate of Zelma Johnston

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

Max Johnston and James W. Johnston

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, block 2, Sector Three, Falls Acres, Subdivision situated in and being a part of the SE 1/4 of NE 1/4, Section 3, Township 21 South, Range 3 West, as recorded in Map Book 5, Page 79 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

This deed is prepared without the benefit of survey, abstract or title at the request of the Grantor and Grantees.

Inst # 1998-40148
10/14/1998-40148
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRI 9.00

TO HAVE AND TO HOLD, To the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 23rd day of June, 19 98.

WITNESS

(Seal)

Max Johnston

(Seal)

Max Johnston

(Seal)

Max Johnston

(Seal)

Max Johnston as Executor of the Estate of Zelma Johnston

STATE OF ALABAMA

SHELBY COUNTY

I, Cindy Benfield, a Notary Public in and for said County, in said State, hereby certify that Max Johnston and Max Johnston as Executor of the Estate of Zelma Johnston 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 19 98.

May 11, 1999

My Commission Expires:

Cindy Benfield
Notary Public