

This instrument was prepared by

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Form 1-1 & Rev. 1-88  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Ninety-eight Thousand Seven Hundred Fifty and No/100-DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Eric B. Johnson, Jr. and wife, Merlyn B. Johnson  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Yancey C. Barnes and Peggy S. Barnes  
(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, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Lots 1 and 2, according to the Survey of First Addition to Indian Crest  
Estates, as recorded in Map Book 12, page 54, in the Probate Office of  
Shelby County, Alabama.

Subject to:

1. Taxes for the year 1999.
2. 40 foot building line on recorded map.
3. 10 foot easement on rear, on recorded map.
4. 10 foot easement on east, on recorded map.
5. Restrictions in Real 192, Page 466.
6. Right-of-way to Alabama Power Company in Volume 129, Page 505 and Volume 255, Page 741 and Volume 102, Page 53.
7. Agreement with Alabama Power Company in Real 204, Page 653 and 204, Page 654.
8. Mineral and mining rights in Volume 4, Page 332.
9. Map Book 12, page 54 shows the following reservation: Sink Hole Prone Areas-The subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and streets are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

\$390,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.  
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, together with every contingent remainder and right of reversion.

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 24th  
day of February, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

Eric B. Johnson, Jr. (Seal)

Merlyn B. Johnson (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Eric B. Johnson, Jr. and Merlyn B. Johnson  
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 24th day of February, A. D. 1999

Notary Public