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This instrument was prepared by:

(Name) Townes, Woods & Roberts, P.C.
(Address) Post Office Box 96
Gardendale, Alabama 36071

Send Tax Notice to:

(Name) Thomas Lemuel Johns
(Address) 5236 Kirkwall Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
JEFFERSON

COUNTY

"WITHOUT TITLE OPINION"

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS

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

Thomas L. Johns and wife, Nita J. Johns
(herein referred to as grantors), do grant, bargain, sell and convey unto
Joseph Jefferson Johns and wife, Dortha Anne Johns

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Unit 201, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344, in said Probate Office, together with an undivided .0133124 percent interest in common elements set forth in said declaration.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Excepting and reserving to said grantor, Nita J. Johns and her assigns an estate in the premises described above for and during the natural life of said grantor, Nita J. Johns.

Inst # 2000-08374

03/16/2000-08374
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJI 12.30

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 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 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 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 17 day of FEB, 19 2000

WITNESS

(Seal)

(Seal)

(Seal)

Thomas L. Johns (Seal)

Nita J. Johns (Seal)

(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 Thomas L. Johns and wife, Nita J. Johns, whose name 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17 day of FEB, 19 2000.

Notary Public

My Commission Expires:

11/07/03