

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$102,000.00 (ONE HUNDRED TWO THOUSAND AND NO/100), to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), JIMMY R. JOHNSON, JR. AND WIFE CHERYL A. JOHNSON (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, WILLIAM K. AKRIDGE AND WIFE, KIM AKRIDGE (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

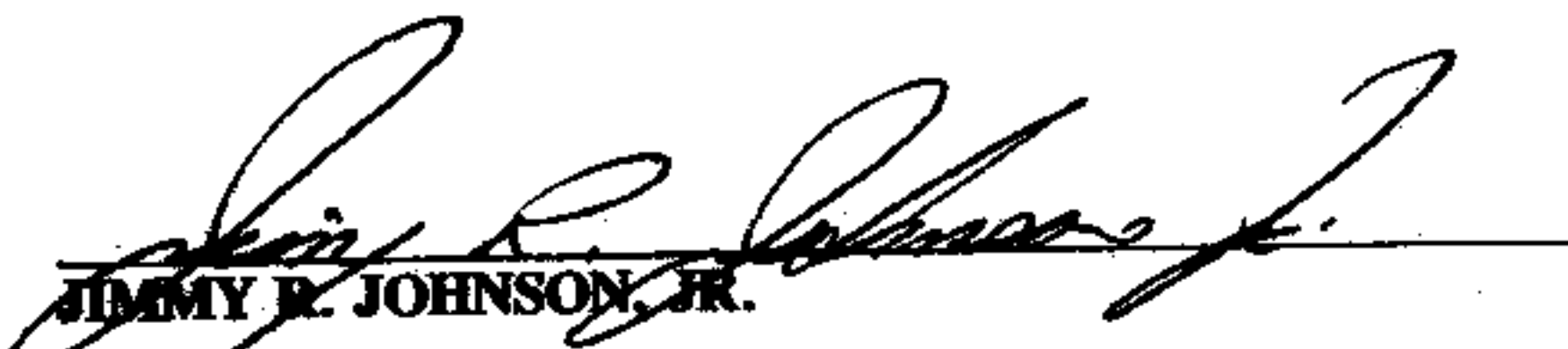
LOT 29, ACCORDING TO SURVEY OF IVANHOE, AS RECORDED IN MAP BOOK 6, PAGE 58, AND AMENDED MAP OF IVANHOE, AS RECORDED IN MAP BOOK 6, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

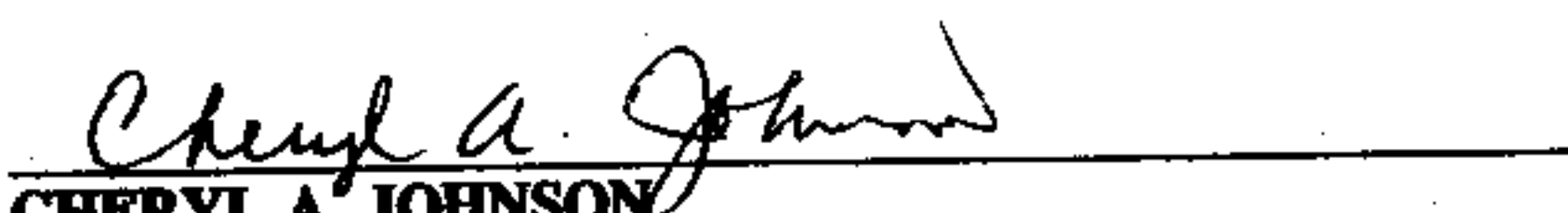
- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to 35 foot building and setback lines from Burgundy Lane as recorded in Map Book 6, Page 58 and amended in Map Book 6, Page 70.
- (5) Subject to 10 foot utility easement over south side of lot as recorded in Map Book 6, Page 58 and amended in Map Book 6, Page 70.
- (6) Subject to Transmission line permits to Alabama Power Company recorded in Deed Book 102, Page 171, and Deed Book 220, page 46, in the Probate Office of Shelby County, Alabama.
- (7) Subject to South Central Bell Telephone and Telegraph Co. recorded in Deed Book 294, page 581, in said probate office, and permit to Alabama Power Co. and Southern Bell Telephone and Telegraph Co. recorded in Deed Book 295, Page 847 in said Probate Office.

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(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s), on JULY 3, 2000.


JIMMY R. JOHNSON, JR.


CHERYL A. JOHNSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JIMMY R. JOHNSON, JR. AND WIFE CHERYL A. JOHNSON, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JULY 3, 2000.

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 30, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS


Notary Public

07/07/2000-22684
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WMS 110.30