

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 290E  
Birmingham, AL 35223

Send Tax Notice To:  
Howard F. Johnston, III and Sharon S.  
Johnston  
3735 Keswick Circle  
Birmingham, AL 35242

STATE OF ALABAMA )  
COUNTY OF SHELBY ) **JOINT SURVIVORSHIP DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Fifty-Five Thousand Nine Hundred Twenty-Eight Dollars and 48/100 and the assumption of the below described mortgage**, and other good and valuable consideration, this day in hand paid to the undersigned **William M. Ruhsam, Sr.\*Rozanne L. Ruhsam**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Howard F. Johnston, III and Sharon S. Johnston**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit: **\* and wife**

**Lot 12, according to the Survey of Meadow Brook, 5th Sector, Phase 3, as recorded in Map Book 10, Page 27 A & B, in the Probate Office of Shelby County, Alabama.**

Subject To:  
Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

As a part of the consideration of this conveyance, the Grantees herein expressly assume and agree to pay the balance owing on that certain promissory note dated January 15, 1999, secured by and fully described in that certain mortgage recorded in Instrument No. 1999-3435, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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 SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **25th** day of **August**, 2000.

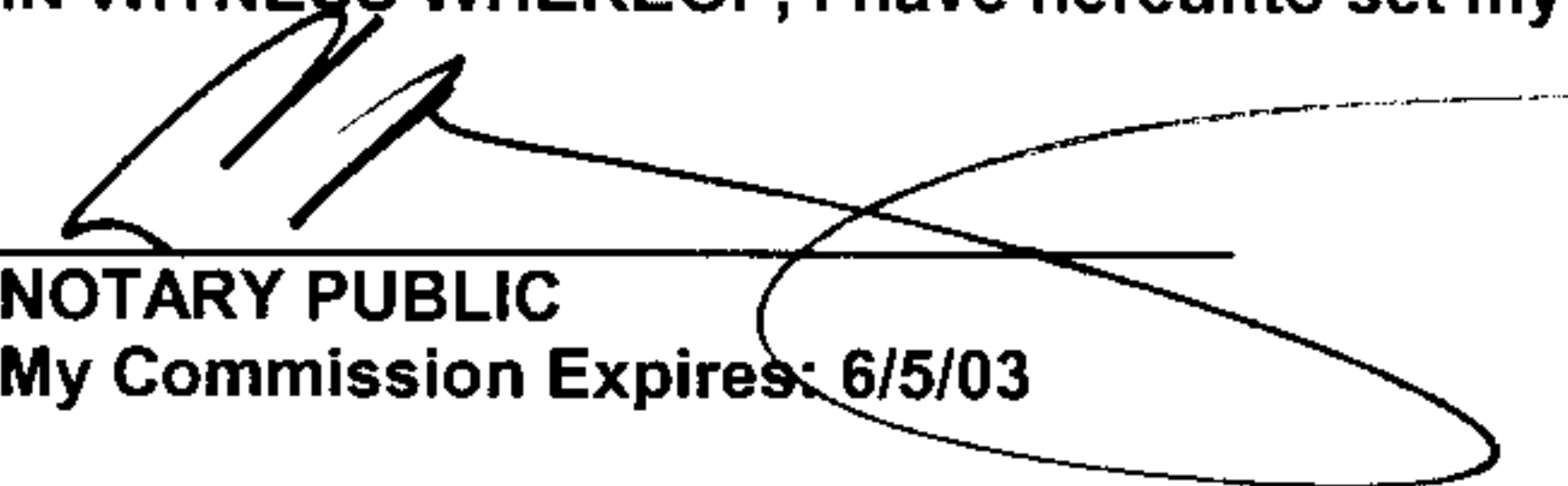
  
William M. Ruhsam, Sr.

  
Rozanne L. Ruhsam

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William M. Ruhsam, Sr. Rozanne L. Ruhsam , 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of August, 2000.

  
NOTARY PUBLIC  
My Commission Expires: 6/5/03

Inst # 2000-30284

09/05/2000-30284  
07:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 64.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW