

This instrument was prepared by:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

Please Send Tax Notice to:

Jennifer B Barker & David Angwin
1118 Elm Drive
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Sixty Three Thousand Nine Hundred and 00/100 Dollars (\$163,900.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we **Connie C Johnson and husband, William L Johnson** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Jennifer B Barker and David Angwin** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants 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:

Lot 124, according to the survey of Autumn Ridge, Second Sector, as recorded in Map Book 14, Page 16, 17 and 18, in the Probate Office of Shelby County, Alabama.

\$125,900.00 of the purchase price paid with a mortgage loan executed contemporaneously herewith.

Subject to:

1. Taxes for the year 2003 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees for and during their joint lives as joint tenants 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

And Grantor, their heirs and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns will warrant and defend the same to 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 and seal this 23 Day of May 2003.


Connie C Johnson


William L Johnson

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Connie C Johnson and William L Johnson** whose names are signed to the foregoing conveyance, and who appeared before me and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily for and as their act on the day same bears date.

Given under my hand and seal this 23 day of May, in the year 2003.

Notary Public

My Commission Expires:

3/21/2009

