

20040109000017090 Pg 1/1 190.00  
Shelby Cnty Judge of Probate, AL  
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This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice to:  
CITAMUR ST. JOHN  
3561 TANGLECRUIK AVE  
BIRMINGHAM AL.  
35243

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One hundred seventy-nine thousand and 00/100 Dollars (\$179,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Michael DeJohn and wife, Susan DeJohn, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Charles B. St. John and Elaine B. St. John, (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:


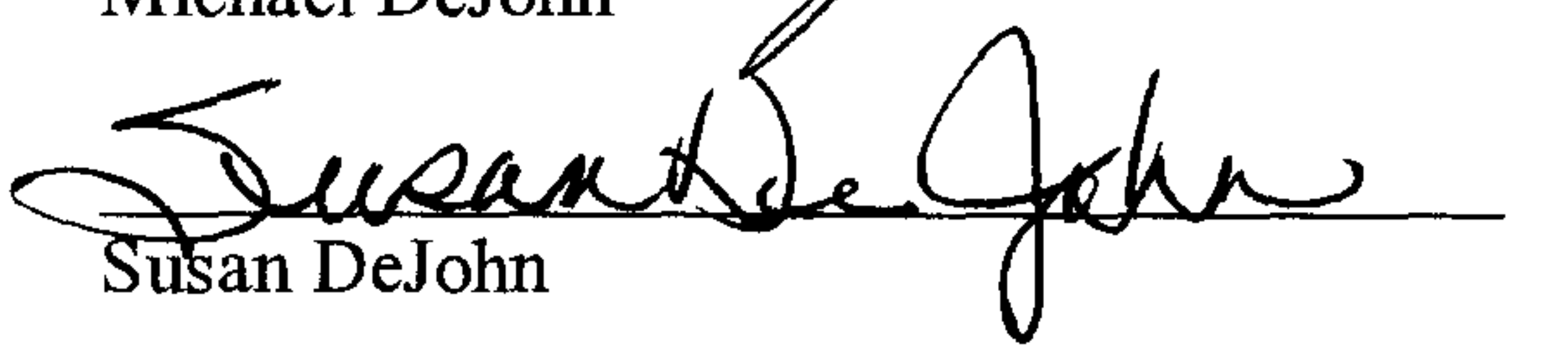
Lot 13, according to the survey of Shire Valley Farms, as recorded in Map Book 31, Page 70 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions, reservations and rights-of-way of record; (3) All matters involving Shire Valley Farms Homeowners Association, Inc.; (4) Declaration of Restrictive Covenants of Shire Valley Farms as amended; (5) Mineral and mining rights not owned by the Grantors; (6) All matters set forth on the record map.

**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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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**, the undersigned, Michael DeJohn and Susan DeJohn, has hereunto set his hand and seal, this the 7<sup>th</sup> day of January, 2004.

  
Michael DeJohn  
  
Susan DeJohn

STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael DeJohn and Susan DeJohn, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7 day of January 2004.

  
Notary Public  
My Commission Expires: 3.1.06