


This instrument was prepared by:  
Morris & McAnnally, LLC  
35 Wisteria Place  
Millbrook, AL 36054

Send Tax Notice To: Amy S. Padgett  
430 Chase Plantation Parkway  
Birmingham, AL 35244

WARRANTY DEED, ~~JOINT TENANTS WITH RIGHT OF SURVIVORSHIP~~

  
20040510000244050 Pg 1/1 12:00  
Shelby Cnty Judge of Probate, AL  
05/10/2004 10:34:00 FILED/CERTIFIED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred and No/100 (\$100.00) Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marvin Craig Johnson and Lesa Smith Johnson, Husband and Wife (herein referred to as grantors) do grant, bargain, sell and convey unto Amy S. Padgett (herein referred to as GRANTEES) ~~as joint tenants with right of survivorship~~, the following described real estate situated in Shelby County, Alabama to-wit:

Their undivided one half interest in the below described property

Lot 1, according to a resurvey of Lots 27 thru 31, Chase Plantation, 4<sup>th</sup> Sector, recorded in Map Book 16, Page 85, in the Probate Office of Shelby County, Alabama.

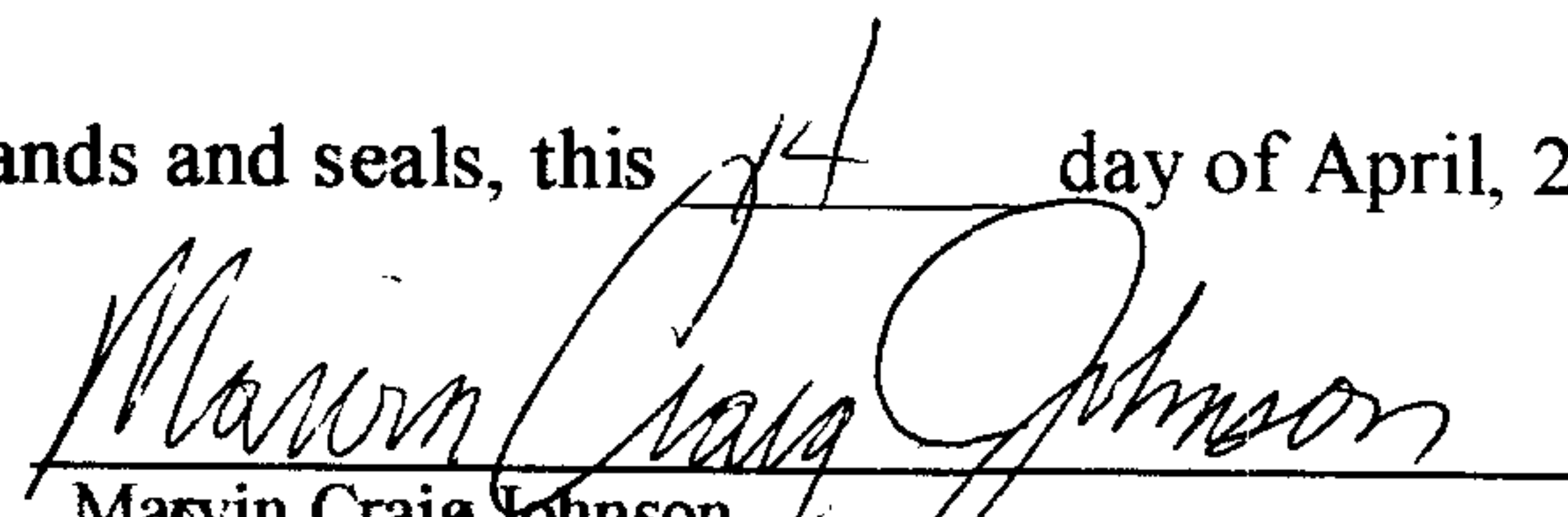
This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD, Unto the said GRANTEES ~~as joint tenants with right of survivorship~~ her 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~~

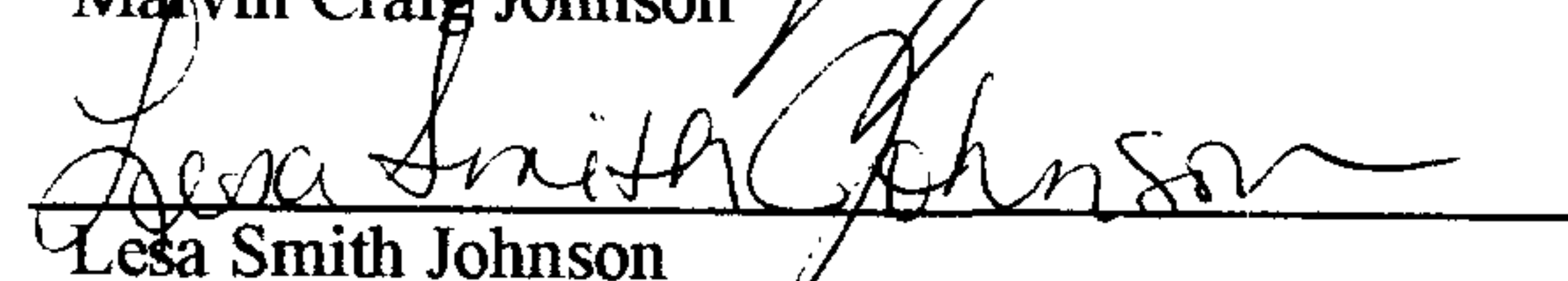
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, we have hereunto set our hands and seals, this 14 day of April, 2004.

(Seal)

  
Marvin Craig Johnson (Seal)

(Seal)

  
Lesa Smith Johnson (Seal)

STATE OF Tennessee

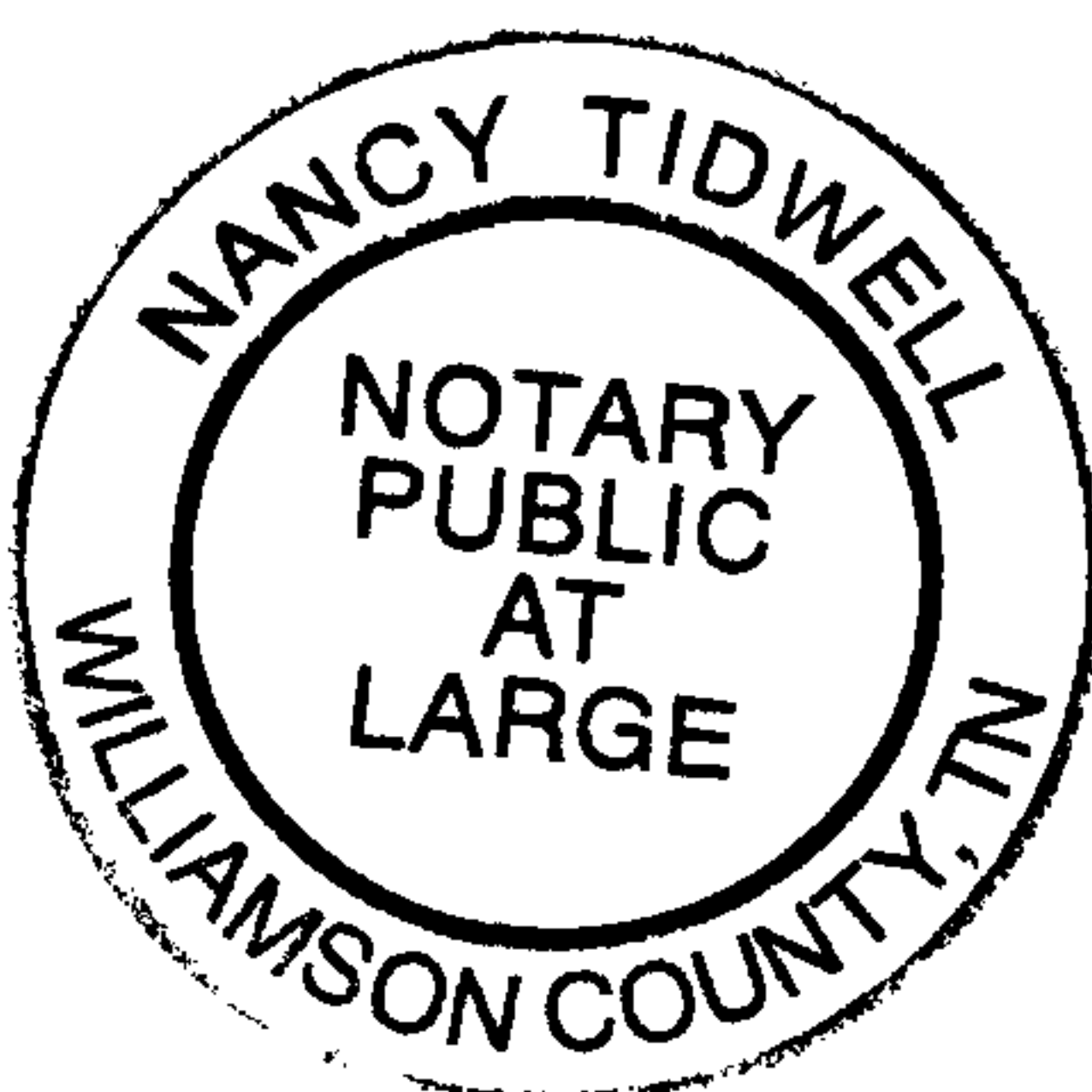
COUNTY OF Williamson

} General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marvin Craig Johnson and Lesa Smith Johnson 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14<sup>th</sup> day of April, 2004.

{SEAL}



  
Notary Public

My Commission Expires: 8/26/07