

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENT,

That in consideration of ten thousand (\$10,000) dollars, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Beverly Johnson

(herein referred to as grantor) do grant, bargain, sell and convey unto Robert Ryan Kimbrough
and Shawn Howard Johnson

(herein referred to as GRANTEES) as joint tenants, with right(s) of survivorship, the following described real estate situated in Shelby County, Alabama. Lot 1, in Block 2, according to the survey of Indian Hills, second sector, as recorded in map book 4, page 91, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid; that I will and my 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 HEREOF, I have hereunto set my hand(s) and seal(s), this 18th day of May, 2004.

Beverly Johnson
Grantor

STATE OF ALABAMA

SHELBY COUNTY

B. Susan Huff

Beverly Johnson

I, B. Susan Huff, a Notary Public in and for said County, in said State, whose name, [REDACTED], is signed to the foregoing instrument, and who is known to me, acknowledges before me on this day, that, being informed of the contents of this instrument, she, as grantor and with full authority, executes this instrument voluntarily on the same day the instrument bears date.

Given under my hand and official seal this 18th day of May, A.D. 2004.

B. SUSAN HUFF
NOTARY PUBLIC STATE AT LARGE
COMMISSION EXPIRES
MARCH 25, 2008

B. Susan Huff
Notary Public