

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

✓ This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Joel W. Pifer and Alice A. Pifer
1350 Liberty Road
Chelsea, Alabama 35043

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred ten thousand and no/100 (\$110,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **John Paul Johnstone and Patricia A. Johnstone, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joel W. Pifer and Alice A. Pifer** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$109,137.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of June, 2004.

Witness

John Paul Johnstone
John Paul Johnstone

Witness

Patricia A. Johnstone
Patricia A. Johnstone

STATE OF ALABAMA
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **John Paul Johnstone and Patricia A. Johnstone, husband and wife**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of June, 2004.

Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A"

LEGAL DESCRIPTION

Begin at the Northwest corner of Lot 21, of Chelsea Estates, First Addition, located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama; thence Southerly along the West line of said Lot 155.0 feet to the Southwest corner thereof; thence 26°27'30" right along the West line of Lots 18 and 17, a distance of 242.28 feet to the Southwest corner of Lot 17; thence 18°08' right along the West line of Lot 16, a distance of 125.0 feet to the Southwest corner thereof; thence 145°44' right Northeasterly 484.15 feet to the South boundary of Liberty Road; thence 87°43' right along the chord of a curve being subtended by a contral angle of 16°05' and having a radius of 393.18 feet, a distance of 110.0 feet to the point of beginning; being situated in Shelby County, Alabama.