


This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20041124000647660 Pg 1/1 58.00
Shelby Cnty Judge of Probate, AL
11/24/2004 13:07:00 FILED/CERTIFIED

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of Two Hundred Thirty-Four Thousand Nine Hundred (\$234,900.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Michael R. Broudy and wife, Barbara E. Jones-Broudy, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey unto Craig L. Johnson and wife, Mary T. Johnson, hereinafter referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

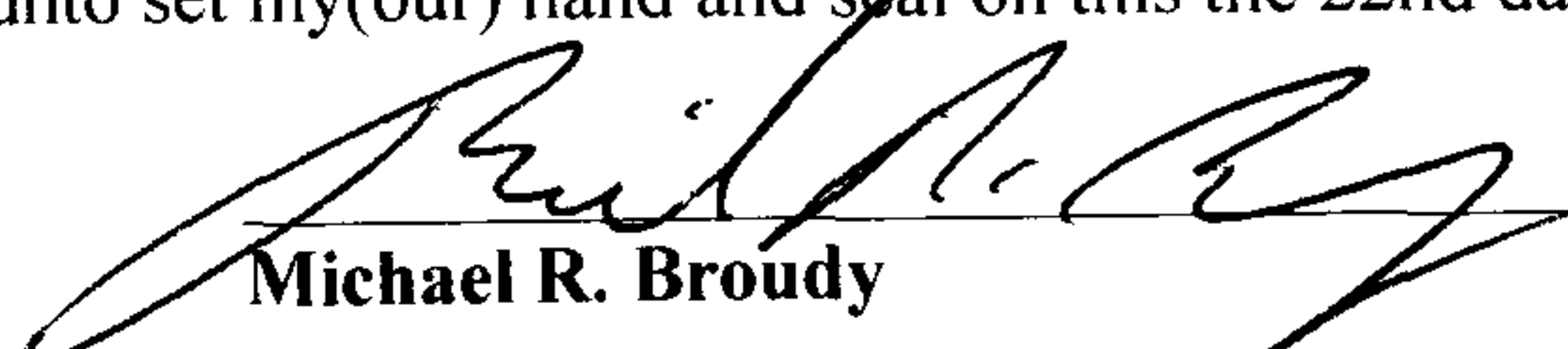

Lot 27-A, according to A Resurvey of Lots 25, 26 and 27, Sandpiper Trail Subdivision, Sector 2, as recorded in Map Book 15, Page 57, in the Probate Office of SHELBY County, ALABAMA.

A portion of the purchase price is being paid by a mortgage recorded simultaneously.

TO HAVE AND TO HOLD to the said Grantees, 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 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(we) am(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 against the lawful claims of all persons.


IN WITNESS WHEREOF, I(we) have hereunto set my(our) hand and seal on this the 22nd day of November, 2004.


Michael R. Broudy (L.S.)

Barbara E. Jones-Broudy (L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Michael R. Broudy and Barbary E. Jones-Broudy, husband and wife, 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 the 22nd day of November, 2004.


Notary Public

Send tax notice to:
Craig L. Johnson
Mary T. Johnson
5369 Riverbend Trail
Hoover, AL 35244