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SC



2005010500003910 Pg 1/2 69.00
Shelby Cnty Judge of Probate, AL
01/05/2005 08:21:00 FILED/CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & Paden
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

OLAF BOTHE
2060 STONEBROOK DRIVE
BIRMINGHAM, ALABAMA 35242

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$165,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, DAVID W. JOHNSON and CATHY B. DUBE, BOTH UNMARRIED (herein referred to as GRANTORS) do grant, bargain, sell and convey unto OLAF BOTHE, AN UNMARRIED MAN and SUN TAYLOR, AN UNMARRIED WOMAN, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 18-C, ACCORDING TO THE SURVEY OF STONE BROOK, FIRST SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 135 A & B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR; AND
3. ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.

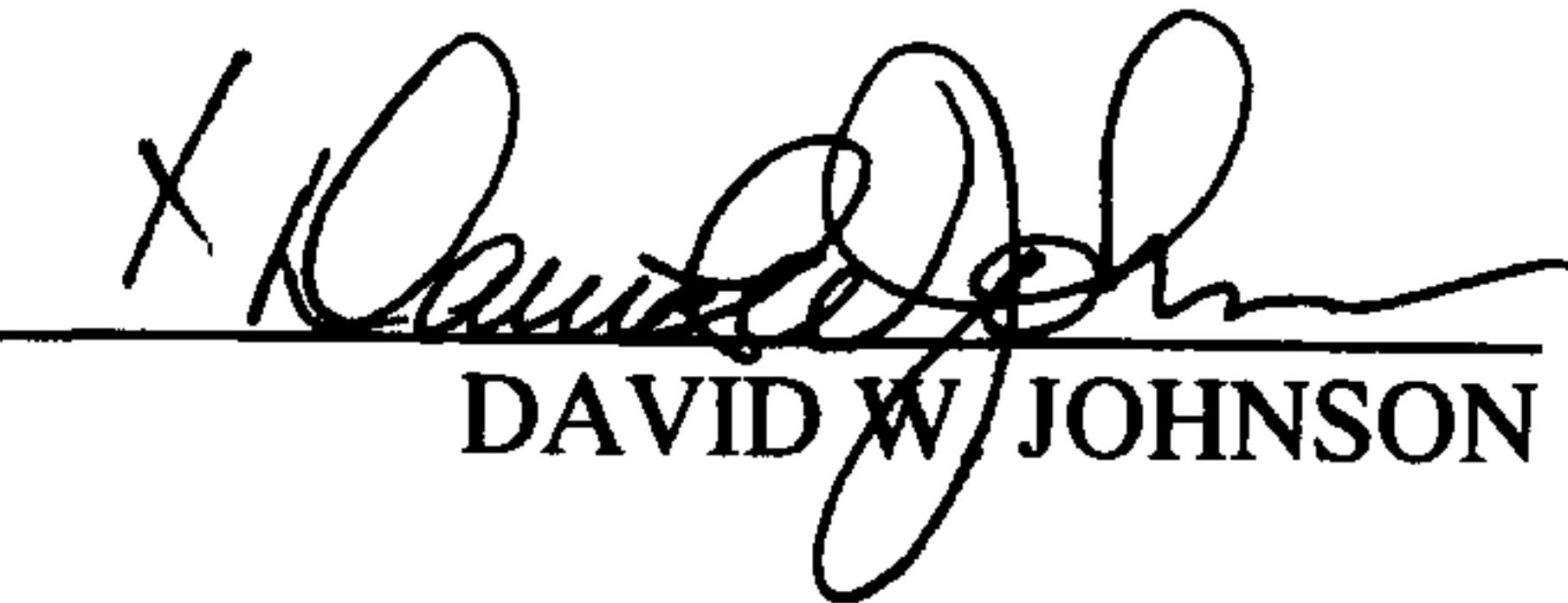
\$110,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

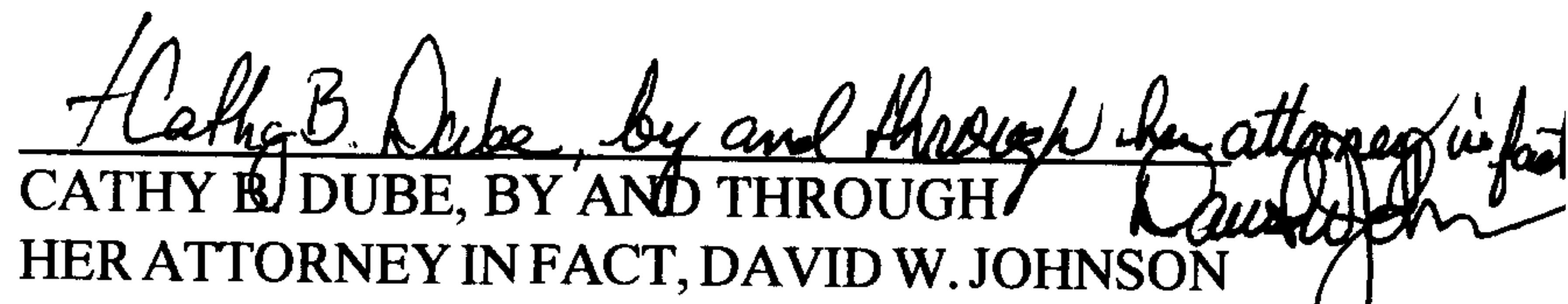
TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 GRANTEEES, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DAVID W. JOHNSON and CATHY B. DUBE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of December, 2004.


DAVID W. JOHNSON

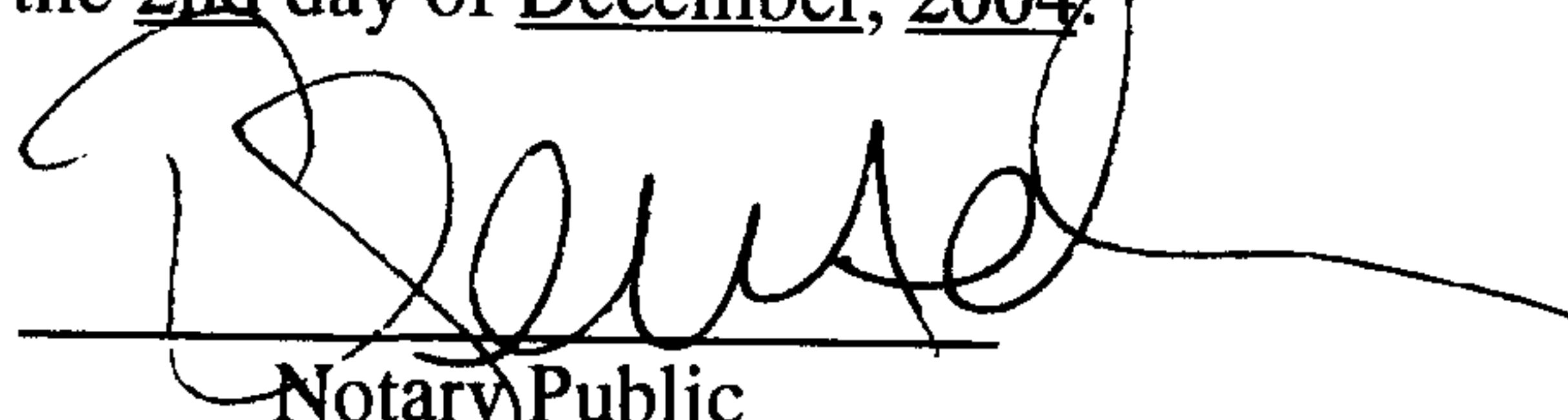

CATHY B. DUBE, BY AND THROUGH HER ATTORNEY IN FACT, DAVID W. JOHNSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID W. JOHNSON whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of December, 2004.


Notary Public

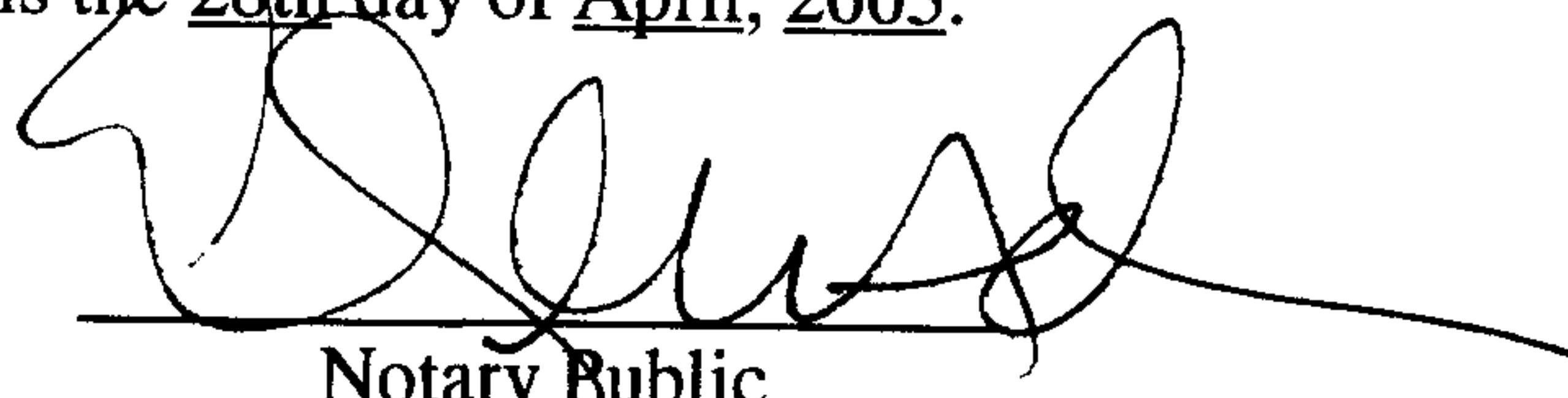
My commission expires: 10-2-05

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that DAVID W. JOHNSON, whose name as Attorney in Fact for CATHY B. DUBE, is signed to the foregoing instrument and who is known to me, acknowledged before me on this date that, being informed of the instrument, she, in her capacity as such Attorney in Fact, and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand this the 28th day of April, 2003.


Notary Public

My commission expires: 10-2-05