

This instrument was prepared by

SEND TAX NOTICE TO:

20050603000271050 1/1 \$23.00  
Shelby Cnty Judge of Probate, AL  
06/03/2005 03:09:12PM FILED/CERT

Walter Fletcher  
Dominick, Fletcher, Yeilding,  
Wood & Lloyd, P.A.  
2121 Highland Avenue  
Birmingham, Alabama 35205

David E. Starling  
Beverly D. Starling  
500 Foothills Ledge  
Chelsea, Alabama 35043

Shelby County, AL 06/03/2005  
State of Alabama  
Deed Tax: \$12.00

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

STATE OF ALABAMA )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$235,900.00 to the undersigned Michael T. Johnson and wife Connie D. Johnson ("Grantor"), in hand paid by David E. Starling and Beverly D. Starling ("Grantee"), the receipt whereof is acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 37, according to the subdivision plat of Foothills Point, recorded in Map Book 32, Page 33, in the Probate Office of Shelby County, Alabama.

Subject to: (1) 2005 Ad valorem taxes; (2) Existing easements, restrictions, set back lines, limitations, if any, of record; and (3) Any mining and mineral rights not owned by Grantor.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto our my hand and seal this 31<sup>st</sup> day of May, 2005.

Michael T. Johnson (Seal)  
Michael T. Johnson

Connie D. Johnson (Seal)  
Connie D. Johnson

STATE OF ALABAMA )  
JEFFERSON COUNTY ) General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael T. Johnson and wife Connie D. 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 31<sup>st</sup> day of May, 2005.

Walter Fletcher  
Notary Public Walter Fletcher  
My Commission Expires:

{SEAL}  
#186525

\$224,105.00 of the purchase price  
recited above was paid from the mortgage  
loan closed simultaneously herewith.