This instrument was prepared by GILBERT M. SULLIVAN, JR. GILBERT M. SULLIVAN, JR. PC 2100-C Rocky Ridge Road Birmingham, Alabama 35216 (205) 978-0876

SEND TAX NOTICE TO: JAMES M. JOHNSON DIAN T. JOHNSON 1050 Oak Tree Road Hoover, AL 35244

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA SHELBY COUNTY

20050907000462130 1/2 \$96.00 Shelby Cnty Judge of Probate, AL 09/07/2005 02:50:10PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$409,000.00 (FOUR HUNDRED AND NINE THOUSAND DOLLARS AND NO/100 DOLLARS) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, MARK T. LUTHER and AMY R. LUTHER, Husband and Wife (herein referred to as "Grantors"), grant, bargain, sell and convey unto JAMES MARION JOHNSON and DIAN TEAGUE JOHNSON, as joint tenants with right of survivorship (herein referred to as "Grantees" all of our rights, title and interest to the Grantees, in the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 3108, according to the Survey of Riverchase County Club, 31st Addition, as recorded in Map Book 18, Page 122, in the Probate Office of Shelby County, Alabama

Subject to:

Shelby County, AL 09/07/2005 State of Alabama

Deed Tax: \$82.00

- 1. Taxes for 2005 and subsequent years, not yet due and payable
- 2. Easements, restrictions, mining and mineral rights, covenants and rights-of-way of record

\$327,200.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

Parcel ID No. 11-7-25-0-001-001.369

TO HAVE AND TO HOLD to the said Grantees as joint tenants with right of survivorship.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantees, 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 Grantees, 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 31st day of August, 2005.

(SEAL)

Mark J. Buther by Amy R. Luther as Attorney in

Fact for Mark T. Luther

(SEAL)

amy B. Huther

## STATE OF ALABAMA JEFFERSON COUNTY

## General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK T. LUTHER by Amy R. Luther as Attorney in Fact for Mark T. Luther and AMY R. LUTHER, Husband and Wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 31st day of August, 2005.

NOTARI

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Jan 31, 2009 BONDED THRU NOTARY PUBLIC UNDERWRITERS

> 20050907000462130 2/2 \$96.00 20050907000462130 2/2 \$96.00 Shelby Cnty Judge of Probate, AL 09/07/2005 02:50:10PM FILED/CERT