

This instrument was prepared by	Send Tax Notice To:	Scott Johnson
(Name) Larry L. Halcomb		name 1074 Grand Oaks Drive
		address Bessemer, AL 35022-7238
(Address) 3512 Old Montgomery Highway Birmingham, AL 35209		Desseiller, All 33022-7230
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF	SURVIVORSHIP	· · · · · · · · · · · · · · · · · · ·
STATE OF ALABAMA Jefferson COUNTY KNOW ALL MEN BY T	HESE PRESENTS,	
That in consideration of THREE HUNDRED NINETY TWO THO		
to the undersigned grantor or grantors in hand paid by the GRANTE Kenneth D. Walton, Jr. and wife, Cecilia Walto	ES herein, the receipt whom	nereof is acknowledged, we,
(herein referred to as grantors) do grant, bargain, sell and convey un	to Scott Johnson a	and wife, Tracy Johnson
(herein referred to as GRANTEES) as joint tenants with right of sur- Shelby County, Alabama to-wit:	vivorship, the following o	described real estate situated in
Lot 37, according to the Final Plat of Grand Page 68, in the Probate Office of Shelby Cour		d in Map Book 31,
Subject to taxes for 2006. Subject to restrictive covenants; 30 foot buiconservation area; and, oil, gas and mineral		
\$ 290,000.00 of the purchase price was paid foan closed simultaneously herewith.	from the proceeds	of a mortgage
		Shelby County, AL 03/06/2006 State of Alabama
		Deed Tax:\$102.50
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, wi of the parties to this conveyance, that (unless the joint tenancy hereby herein) in the event one grantee herein survives the other, the entire interessurvive the other, then the heirs and assigns of the grantees herein shall take as tenant	created is severed or terminated to the complement of the common.	nated during the joint lives of the grantees to the surviving grantee, and if one does not
And I (we) do for myself (ourselves) and for my (our) heirs, executand assigns, that I am (we are) lawfully seized in fee simple of said presabove; that I (we) have a good right to sell and convey the same administrators shall warrant and defend the same to the said GRANTEES, their heirs	mises; that they are free fr as aforesaid; that I (we	rom all encumbrances, unless otherwise noted) will and my (our) heirs, executors and
IN WITNESS WHEREOF, we have hereunto set our	hand(s) and seal	l(s), this24th
day of <u>February</u> , <u>2006</u> .		
(Seal)	Remett	O. Walter 503 (Seal)
(Seal)	Kenneth D.	Walton, Jr. (Seal)
(Seal)	Cecilia Wal	ton (Seal)
STATE OF ALABAMA Jefferson COUNTY	General Acknowledg	ment
	Notary Dublic in and for	said County, in said State, hereby certify that
Kenneth D. Walton, Jr. and wife, Cecilia Walton whose name(s) are signed to the foregoing converge on this day, that, being informed of the contents of the conveyance on the day the same bears date.	yance, and who <u>are</u>	known to me, acknowledged before me executed the same voluntarily
Given under my hand and official seal this 24th day of	February	A.D., 2006

My Commission Expires January 23, 20 🗘

DCAL03W

Notary Public