

PLEASE RETURN TO:
DAVID P. CONDON, PC
300 UNION HILL DR. STE 200
BIRMINGHAM, AL 35209

20060425000193290 1/1 \$170.00
Shelby Cnty Judge of Probate, AL
04/25/2006 01:37:46PM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
300 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Marion Johnson
2008 Ridgeway Court
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of **One Hundred Fifty-Eight Thousand Nine Hundred and 00/100 Dollars (\$158,900.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Chris Kincade an unmarried man **Charles Kincade** an unmarried man,

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Marion Johnson and Charlotte 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 48, according to the Survey of Davenport's Addition to Riverchase West, Sector 4, as recorded in Map Book 8, Page 64, in the Office of Judge of Probate of Shelby County, Alabama.

- Subject to:
- (1) 2006 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 3rd day of April, 2006.

Chris Kincade (Seal) Charles Kincade (Seal)
Chris Kincade Charles Kincade

By: Charles Kincade
Charles Kincade

STATE OF ALABAMA)
:
JEFFERSON COUNTY)
Shelby County, AL 04/25/2006
State of Alabama
Deed Tax: \$159.00

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Chris Kincade by and through his attorney in fact Charles Kincade, and Charles Kincade individually, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, both individually, and in his capacity as attorney in fact for Chris Kincade, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of April, 2006.

DAVID P. CONDON
NOTARY PUBLIC
Notary Public: David P. Condon
My Commission Expires: 2-12-11
ALABAMA STATE-AT-LARGE