200606200000294570 1/1 \$143.50 Shelby Cnty Judge of Probate, AL 06/20/2006 11:55:25AM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2/100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to: Larry Johnson Karen Johnson 1606 Morning Sun Circle Birmingham, AL 35242

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## STATE OF ALABAMA JEFFERSON COUNTY

## KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty-two thousand three hundred and 00/100 (\$132,300.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Michael W. Carroll (by his attorney-in-fact, Diane Stith) and wife, Susie Carroll (by her attorney-in-fact, Diane Stith) (herein referred to as grantors) do grant, bargain, sell and convey unto Larry Johnson and Karen Johnson (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Unit 1606, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

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 the 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 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this June 16, 2006.

WITNESS:

(SEAL)

Michael W. Carroll, by his attorneyin-fact, Diage Stith

(SEAL)

Susie Carroll, by her attorneyin-fact, Diane Stith

STATE OF ALABAMA JEFFERSON COUNTY

I, Alan C. Keith, a Notary Public for the State of Alabama, do hereby certify that Diane Stith, whose name as Attorney-in-Fact for both Michael W. Carroll and wife, Susie Carroll, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 16th day of June, 2006.

My commission expires: 4-6-08

Shelby County, AL 06/20/2006 State of Alabama

Deed Tax:\$132.50

PUBLIC COMMINGENERAL PROPERTY AND TARY

Notary Public