

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

REGINA JOHNSON 525 WARRIOR ROAD ALABASTER, AL 35007

STATE OF ALABAMA COUNTY OF SHELBY

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY SIX THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$136,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, TODD WILLOUGHBY and MANDY K. WILLOUGHBY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto REGINA JOHNSON and CHUCK JOHNSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

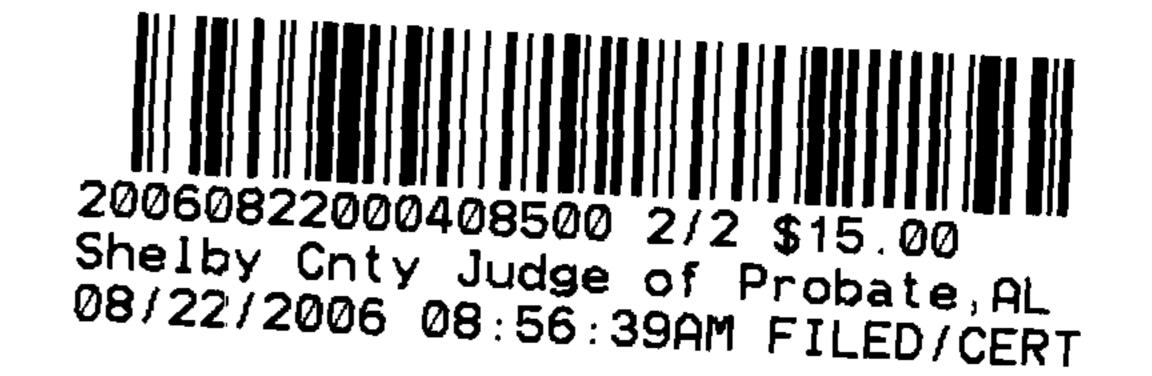
Lot 7, according to the Survey of Park Place, as recorded in Map Book 15, Page 47, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
- 2. RIGHTS OF PARTIES IN POSSESSION.
- 3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- 4. EASEMENT OVER THE EAST 7.5 FEET OF SAID PARCEL FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, STORM DITCHES AS SHOWN ON RECORDED MAP.
- 5. 35 FOOT BUILDING LINE RESTRICTION LINE FROM WARRIOR DRIVE AS SHOWN ON RECORDED MAP.
- 6. RESTRICTIONS APPEARING OF RECORD IN REAL 351, PAGE 235; REAL 371, PAGE 403 AND AS SHOWN ON RECORDED MAP.

  NOTE: THIS EXCEPTION OMITS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SECTION 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE AND FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SECTION 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
- 7. RIGHT OF WAY GRANTED A T & T RECORDED IN REAL 194, PAGE 332.
- 8. RIGHT OF WAY GRANTED PLANTATION PIPE LINE RECORDED IN REAL 195, PAGE 649 AND IN DEED BOOK 210, PAGE 150.
- 9. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN DEED

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BOOK 333, PAGE 385; REAL VOLUME 84, PAGE 189 AND UNDER INSTRUMENT NO. 1992-8441.

- 10. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, VARIATIONS OR SHORTAGES IN AREA OR CONTENT AND ANY OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND/OR INSPECTION OF THE PREMISES.
- 11. EASEMENT(S)/RIGHT(S) OF WAY GRANTED TO SHELBY COUNTY AS RECORDED IN DEED BOOK 216, PAGE 584.
- 12. RIGHT OF WAY GRANTED SOUTHERN NATURAL GAS COMPANY RECORDED IN DEED BOOK 88, PAGE 557.

\$109,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$27,300.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, TODD WILLOUGHBY and MANDY K. WILLOUGHBY, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of August, 2006.

TODD WILLOUGHBY

MANDY K. WILLOUGHBY

STATE OF ALABAMA COUNTY OF SHELBY

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **TODD WILLOUGHBY and MANDY K. WILLOUGHBY**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of August, 2006.

Notary Public

My commission expires: ('))·0