

20070501000200280 1/2 \$45.00
Shelby Cnty Judge of Probate, AL
05/01/2007 10:59:35AM FILED/CERT

Send Tax Notice:
James Bernard Johnson
168 Reach Way
Birmingham, Alabama 35242

File No.: 07-1674

This instrument prepared by:
Joseph C. Kreps
Kreps Law Firm, LLC
1932 Laurel Road
Suite 1-E
Birmingham, AL 35216

STATE OF ALABAMA)
: JOINT SURVIVORSHIP DEED
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty-Two Thousand Nine Hundred and 00/100 (\$152,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **Emma E. Hollon, an unmarried woman**, (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **James Bernard Johnson and Virdell B. Johnson**, (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 14, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Page 11A and 11B, in the Probate Office of Shelby County, Alabama; Being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. All restrictions, easements, Rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easements, Encroachments, rights of ways, building set back lines, as shown on recorded plat
4. Mineral and Mining rights not owned by the Grantor.
5. Matters which would be revealed by a survey of the property conveyed.

(\$122,320.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, his/her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and his/her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 17th day of April, 2007.

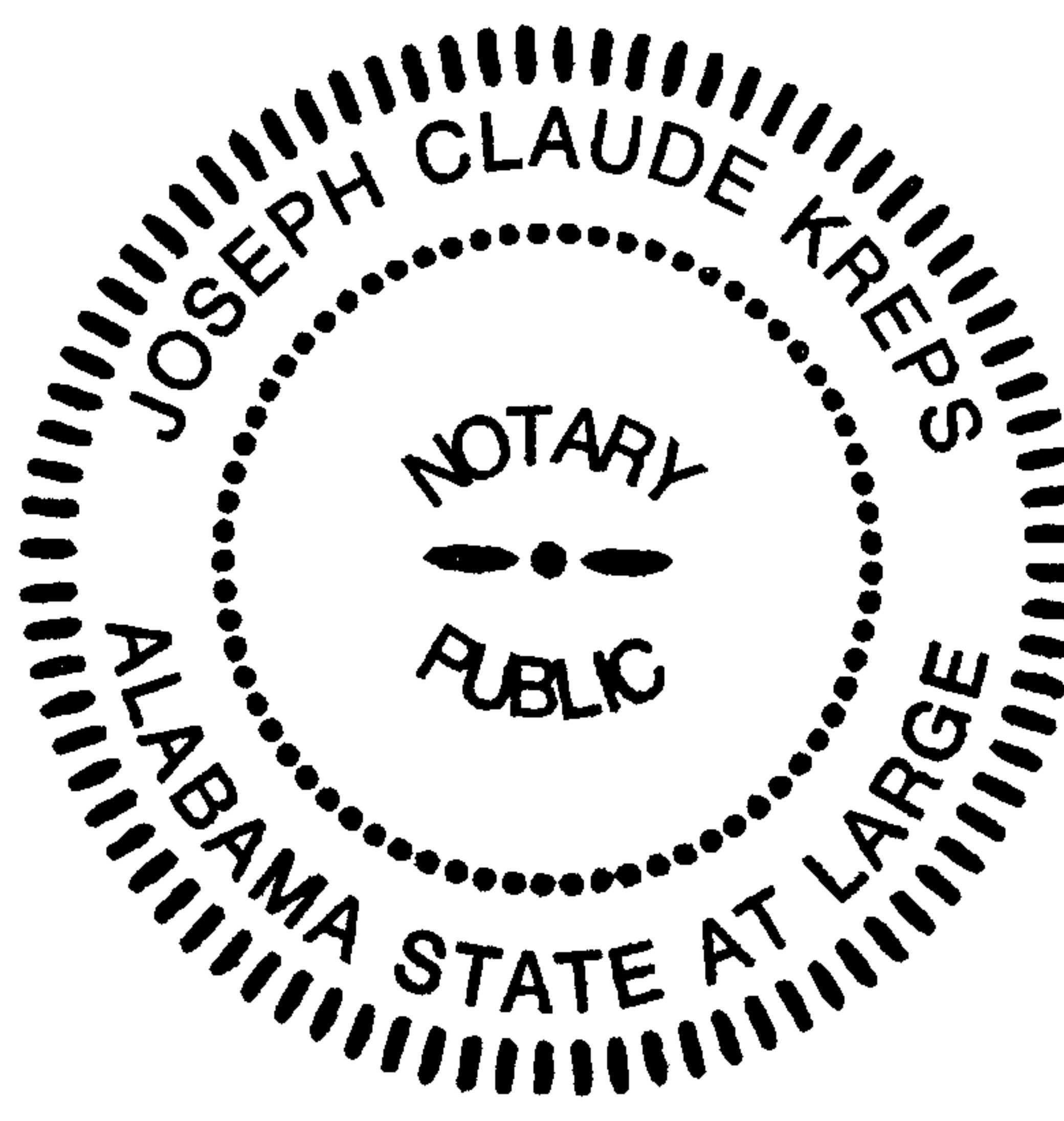
Emma E. Hollon
Emma E. Hollon

STATE OF **ALABAMA**)
:)
COUNTY OF **JEFFERSON**)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Emma E. Hollon**, whose name is 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 Instrument signed his/her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of April, 2007.

[Signature]
NOTARY PUBLIC
My Commission Expires: *3/6/11*



Shelby County, AL 05/01/2007
State of Alabama

Deed Tax: \$31.00