

20070514000224180 1/1 \$67.00
Shelby Cnty Judge of Probate, AL
05/14/2007 10:41:41AM FILED/CERT

PLEASE RETURN TO:
David P. Condon, PC
100 Union Hill Drive
Suite 200
Birmingham, AL 35209
(205)871-2133

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

Send tax notice to:
Steven J. Johnson
213 Edgewood Blvd
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of **Two Hundred Eighty Thousand and 00/100 Dollars (\$280,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

**Raymond F. Fagan, Jr. Personal Representative of the Estate of Eileen P. Fagan, deceased
Shelby County Probate Case No. PR-2006-000247**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Steven J. Johnson and Marian W. 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 19, Block 10, according to the Map and Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.

\$224,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.
Raymond F. Fagan, Sr. died on or about April 27, 2003.

- Subject to:
- (1) 2007 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 4th day of May, 2007.

ESTATE OF EILEEN P. FAGAN, DECEASED


Shelby County, AL 05/14/2007
State of Alabama
Deed Tax: \$56.00

BY:  (Seal)
Raymond F. Fagan, Jr.
ITS: Personal Representative

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Raymond F. Fagan, Jr. as Personal Representative of Estate of Eileen P. Fagan, deceased 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 conveyance and with full authority as such Personal Representative, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2007.


Notary Public: David P. Condon
Comm. Expires: 2/12/10
NOTARY PUBLIC
DAVID P. CONDON
STATE AT LARGE