

20070817000388790 1/2 \$84.00  
Shelby Cnty Judge of Probate, AL  
08/17/2007 01:28:42PM FILED/CERT

Shelby County, AL 08/17/2007  
State of Alabama

Deed Tax: \$68.00

**SEND TAX NOTICE TO:**

Gina S. Ponder  
Charles G. Ponder  
266 Rocky Ridge Drive  
Helena, AL 35080

**THIS INSTRUMENT PREPARED BY:**

Shannon E. Price, Esquire  
P. O. Box 19144  
Birmingham, AL 35219

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of ---TEN AND NO/100'S----(\$10.00)

To the undersigned **GRANTOR(S) GINA S. JOHNSTON, NKA GINA S. PONDER AND HUSBAND, CHARLES G. PONDER AND EARNEST LEON JOHNSTON, A MARRIED MAN**  
in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Gina S. Ponder, and husband, Charles G. Ponder**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**LOT 36, ACCORDING TO THE SURVEY OF ROCKY RIDGE PHASE 2, AS  
RECORDED IN MAP BOOK 27, PAGE 16 IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.**

**SITUATED IN SHELBY COUNTY, ALABAMA.**

This being that same property conveyed to Gina S. Johnston, a divorced woman, and Earnest Leon Johnston, a married man, by deed dated 5/21/2003, filed 5/23/2003 in Instrument 20030523000323710

**THIS IS NOT THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR, EARNEST LEON JOHNSTON AND/OR HIS SPOUSE.**

Subject to:

- 1) The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until October 1, 2007.
- 2) Municipal improvements assessments and fire district dues against subject property, if any.
- 3) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
- 4) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 27, Page 16.

**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.

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP


Closers' Choice


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 persons.

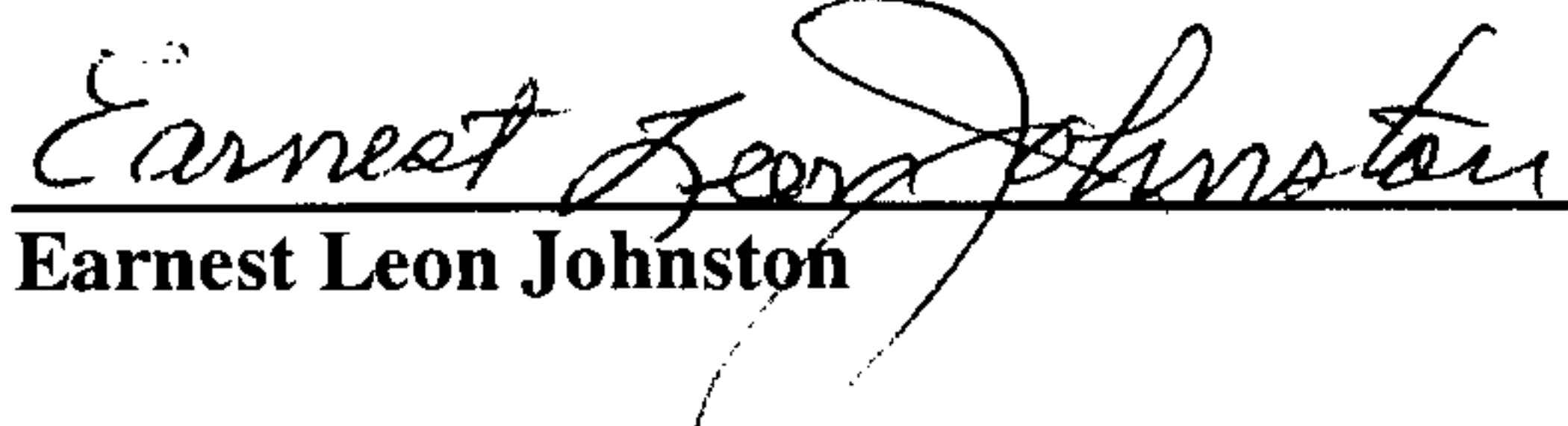
IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this 10th day of August, 2007 .

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

  
Gina S. Ponder  
FKA Gina S. Johnston

  
Charles G. Ponder

  
Earnest Leon Johnston

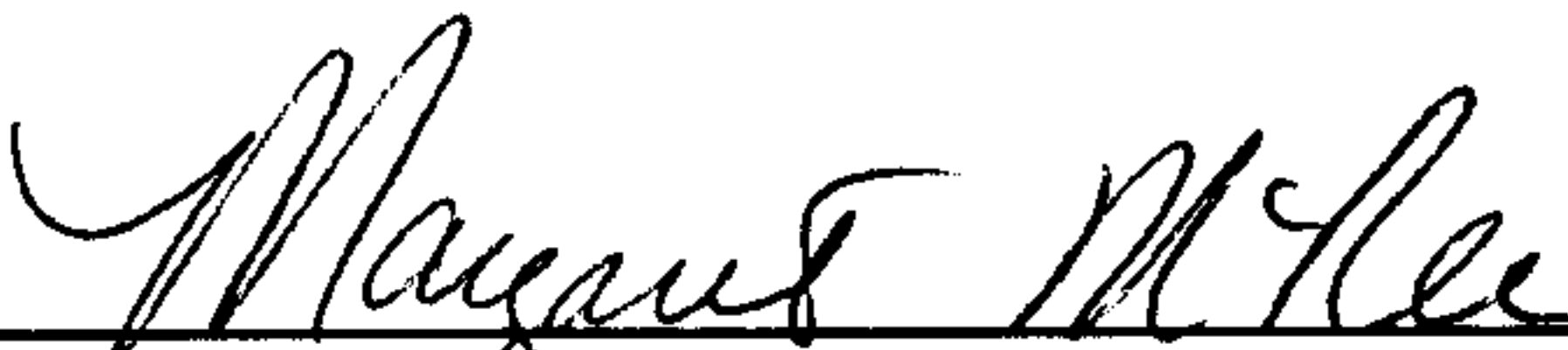
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gina S. Johnston, NKA Gina S. Ponder and husband, Charles G. Poner , whose names are signed to the foregoing conveyance, and who are known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2007.



Notary Public

My Commission Expires: 2-5-11


STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Earnest Leon Johnston, a married man, whose name was signed to the foregoing conveyance, and who is known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of August, 2007.



Notary Public

My Commission Expires: 2-5-11

