



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 **GRANTEE(S)** 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 GRANTEE(S), 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 GRANTEE(S), 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 _____ (Seal)
Gina S. Ponder
FKA Gina S. Johnston
Charles G. Ponder _____ (Seal)
Charles G. Ponder

Earnest Leon Johnston _____ (Seal)
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. Ponder, 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.

Margaret McRae _____
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 10th day of August, 2007.

Margaret McRae _____
Notary Public
My Commission Expires: 2-5-11