

Document Prepared By:
Todd H. Barksdale, PC
3400 Independence Dr.
Birmingham, AL 35209

Send Tax Notice To:
Bennie F. Johnson
155 Mallard Pointe Cir.
Pelham, AL 35124

GENERAL WARRANTY DEED
With Rights of Survivorship

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS THAT

Thousand (\$5,000.00)
THAT IN CONSIDERATION OF Five ~~Hundred~~ Dollars and NO/100 (~~\$500.00~~) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we, **Bennie F. Johnson and Linda Johnson, husband and wife**

(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto
Bennie F. Johnson and Linda Johnson

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby County, Alabama** to wit:

Lot 40, according to the Survey of Mallard Pointe Subdivision, as recorded in Map Book 10, Page 70, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, building lines, covenants, mineral and mining rights and current taxes due.

\$0.00 TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this 26th day of February, 2008

GRANTOR(S)

Shelby County, AL 04/01/2008
State of Alabama

Deed Tax: \$5.00


Bennie F. Johnson

(SEAL)


Linda Johnson

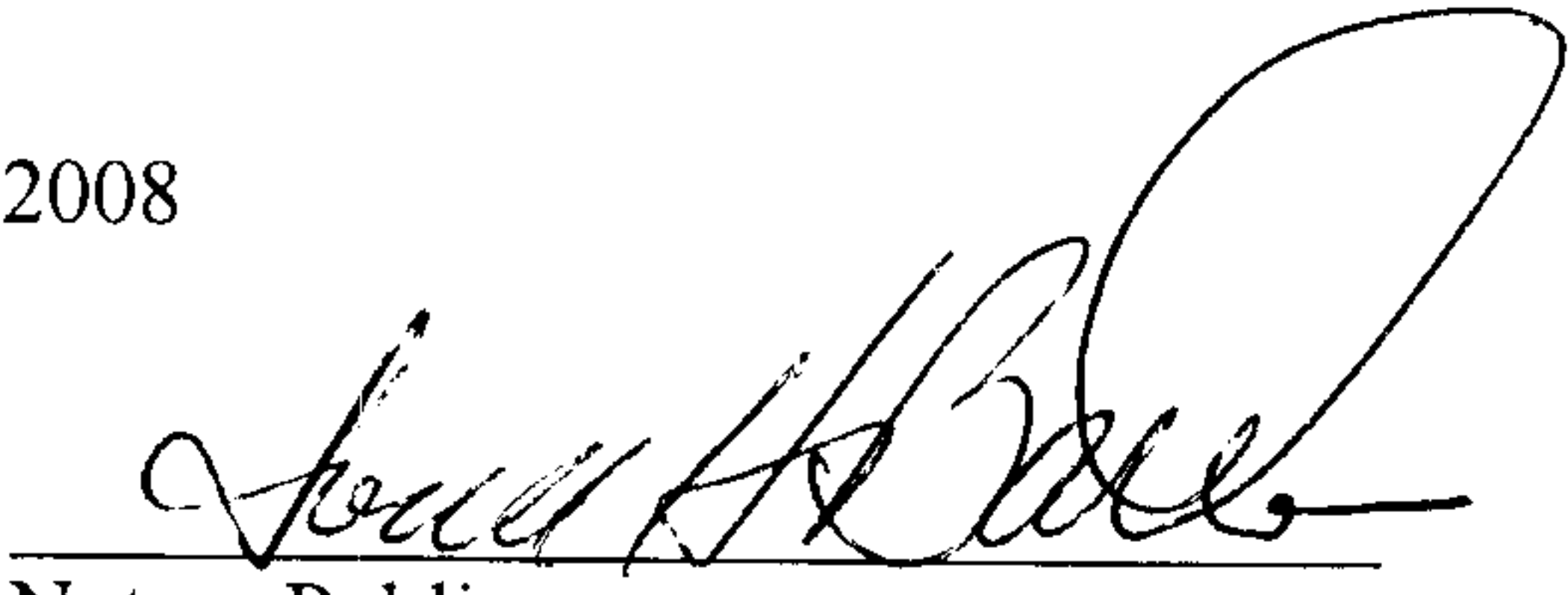
(SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby certify that **Bennie F. Johnson and Linda Johnson** the foregoing named, signed to the foregoing conveyance under full authority and capacity as attorney in fact to so do, and who is known to me, he acknowledge before me on this day that, being informed of the contents of the document, she executed the same voluntarily on the same bears date.

Given under my hand and seal this 26th day of February, 2008




Notary Public
My Commission Expires 2/20/09