

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Johnny Johnson  
101 Highland Drive  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

20090513000179490 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
05/13/2009 08:44:51 AM FILED/CERT

SHELBY COUNTY

That in consideration of One Hundred Forty Five Thousand dollars and Zero cents (\$145,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Wanda Ray Gill, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Johnny Johnson and Angel Johnson (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit: Lot No. 1, Highlands Subdivision, as recorded in Map Book 5, Page 26, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT, property conveyed in deed to State of Alabama, recorded in Inst. No. 2005102500553490, in the Probate Office of Shelby County, Alabama.

\*\*\* Wanda Ray Gill and Wanda R. Speer are one and the same person.  
Subject to taxes for 2009 and subsequent years.

Constitutes no part of the homestead of the grantor or of their spouse.

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.

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.

(\$147,959.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of May, 2009.

\_\_\_\_\_  
(Seal) Wanda Ray Gill (Seal)  
Wanda Ray Gill  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda Ray Gill 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of May 2009.

[Signature]  
Notary Public  
My Commission Expires: 10/16/2012

