

Send tax notice to: Joel T. McCain, 1143 Rushing Parc Dr., Birmingham, Al. 35244

This instrument was prepared by: Patricia K. Martin, PC, 109 Columbiana Rd., Birmingham, Al.  
35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred eighteen and no/100 (\$318,000.00)** Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**James E. Johnson and his wife Sue Ellen Sims Johnson** ( herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Joel T. McCain and Stephanie L. McCain**  
(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 25, according to the Survey of Amended Map of Rushing Parc, Sector Two, as recorded in Map Book 20, Page 33 in the Office of the Judge of Probate of Shelby County, Alabama.

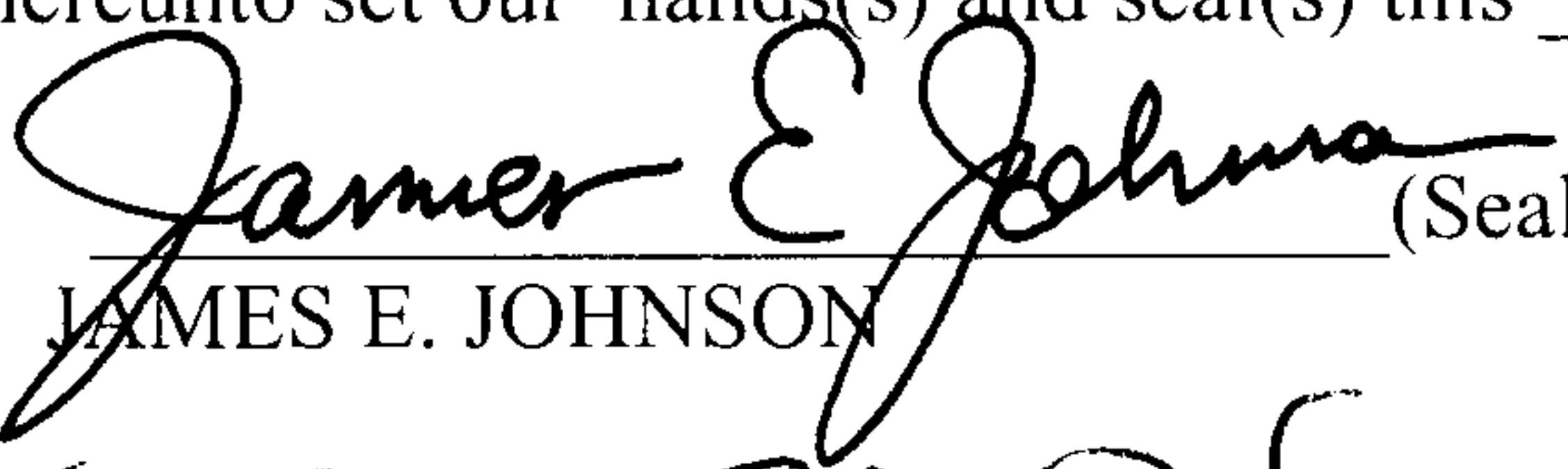

Subject to: All easements, restrictions and rights of way of record.

\$254,400 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 8<sup>th</sup> day of April, 2010.

  
JAMES E. JOHNSON (Seal)  
  
SUE ELLEN SIMS JOHNSON

State of ALABAMA  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Johnson and his wife Sue Ellen Sims Johnson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8<sup>th</sup> day of April, 2010.

My commission expires: 6/28/12

  
NOTARY PUBLIC