

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
850 Shades Creek Parkway, Suite 210
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:
Blane McGlawn
229 Lane Park Circle
Maylene, Alabama 35114

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Sixty Thousand and NO/100 (\$360,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Gerald S. Johnson, wife Janet L. Johnson and Holli M. Hargrove, an unmarried woman** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Blane McGlawn and Juanita McGlawn** (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 508, according to the Survey of Grand View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 21, Page 133, in the Probate Office of Shelby County, Alabama

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$360,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 16th day of March, 2012.

Gerald S. Johnson

Gerald S. Johnson

Janet L. Johnson

Janet L. Johnson

Holli M. Hargrove

Holli M. Hargrove

STATE OF ALABAMA)
:)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Gerald S. Johnson, Janet L. Johnson and Holli M. Hargrove** 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of March, 2012.

~~Jeff W. Farmer~~
NOTARY PUBLIC
My Commission Expires: 090/22/2012



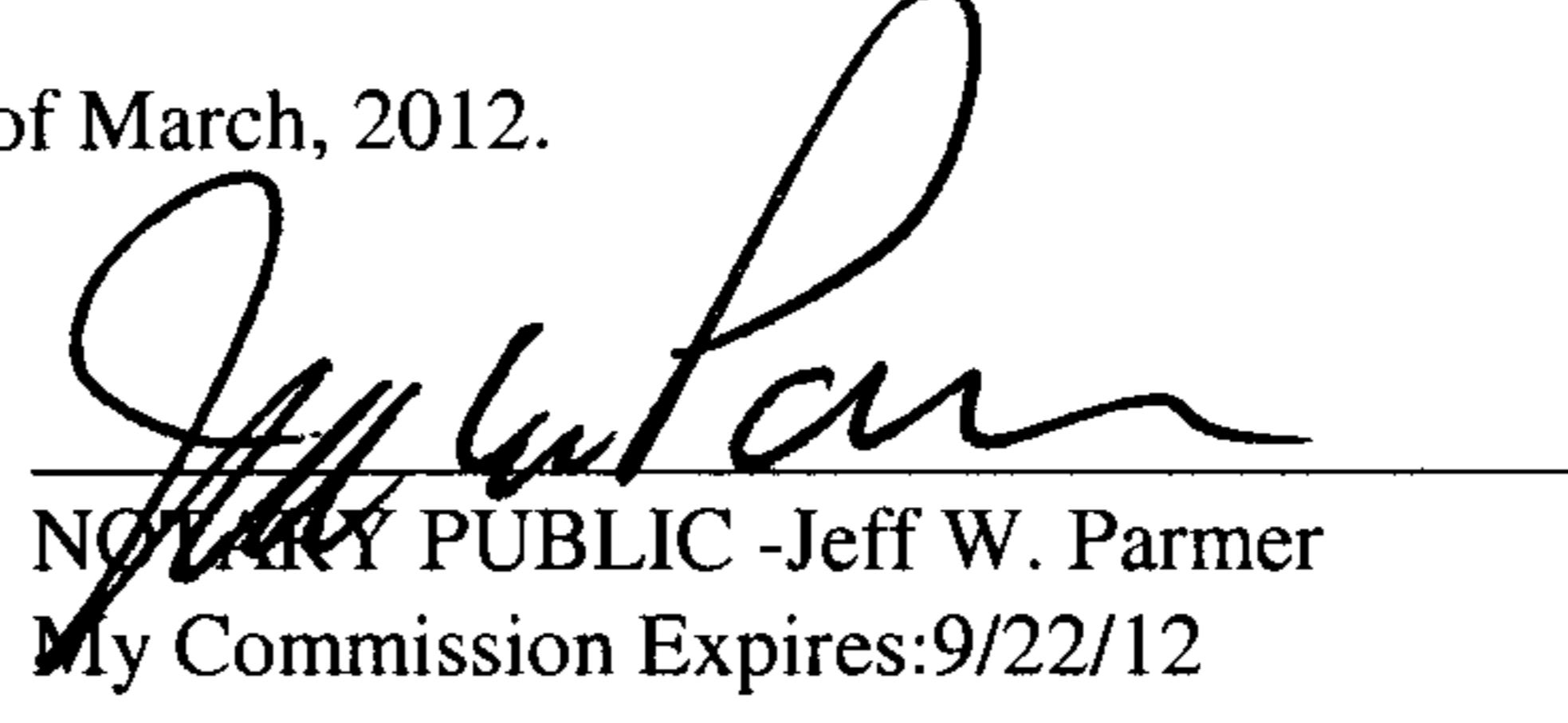
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Shelby Cnty Judge of Probate, AL
03/23/2012 09:27:45 AM FILED/CERT

State of Alabama

County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **Holli M. Hargrove** whose name is signed by **Janet L. Johnson** as Agent/Attorney-in-Fact for **Holli M. Hargrove**, pursuant to a Limited Durable Power of Attorney, signed the foregoing document and who is known to me, acknowledged before me on this day that, being informed of the contents of the document, she, in her capacity as Agent/Attorney-in-Fact for **Holli M. Hargrove** pursuant to a Limited Durable Power of Attorney, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16th day of March, 2012.



NOTARY PUBLIC -Jeff W. Parmer
My Commission Expires:9/22/12



20120323000100440 2/2 \$16.00
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