

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:  
FOSTER D. KEY, ATTORNEY AT LAW  
POST OFFICE BOX 360345  
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:  
JAMES D. JOHNSON and wife, KARON E. JOHNSON  
130 MISSION CIRCLE  
ALABASTER, ALABAMA 35007

**WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$170,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, MICHAEL J. NICHOLAS and wife, WANDA L. NICHOLAS, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JAMES D. JOHNSON and wife, KARON E. JOHNSON, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 13, Block 3, according to the Survey of Mission Hills, Second Sector, as recorded in Map Book 6, Page 114, in the Probate Office of Shelby County, Alabama.

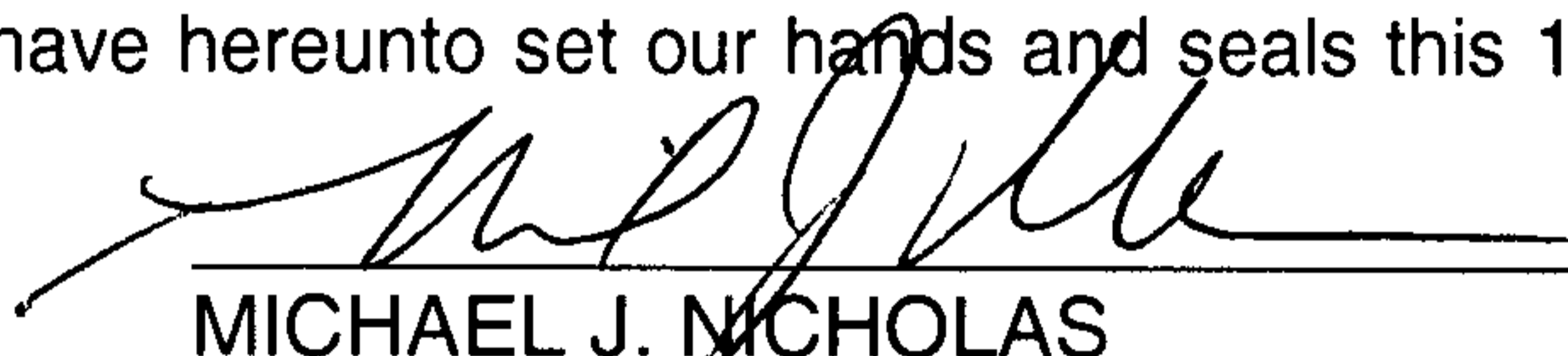
**SUBJECT TO:**


1. Taxes for the year 2013, which are a lien but not yet due and payable until October 1, 2013.
2. All mineral and mining rights not owned by the Grantors.
3. All easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 13TH day of DECEMBER, 2012.


  
 \_\_\_\_\_  
 MICHAEL J. NICHOLAS

  
 \_\_\_\_\_  
 WANDA L. NICHOLAS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that MICHAEL J. NICHOLAS and wife, WANDA L. NICHOLAS, 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 13TH day of DECEMBER, 2012.

  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 My Commission Expires: 10/31/2015

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Michael J. Nicholas and Wanda L. Nicholas
Mailing Address 679 Hwy 403 Shelby, AL 35143

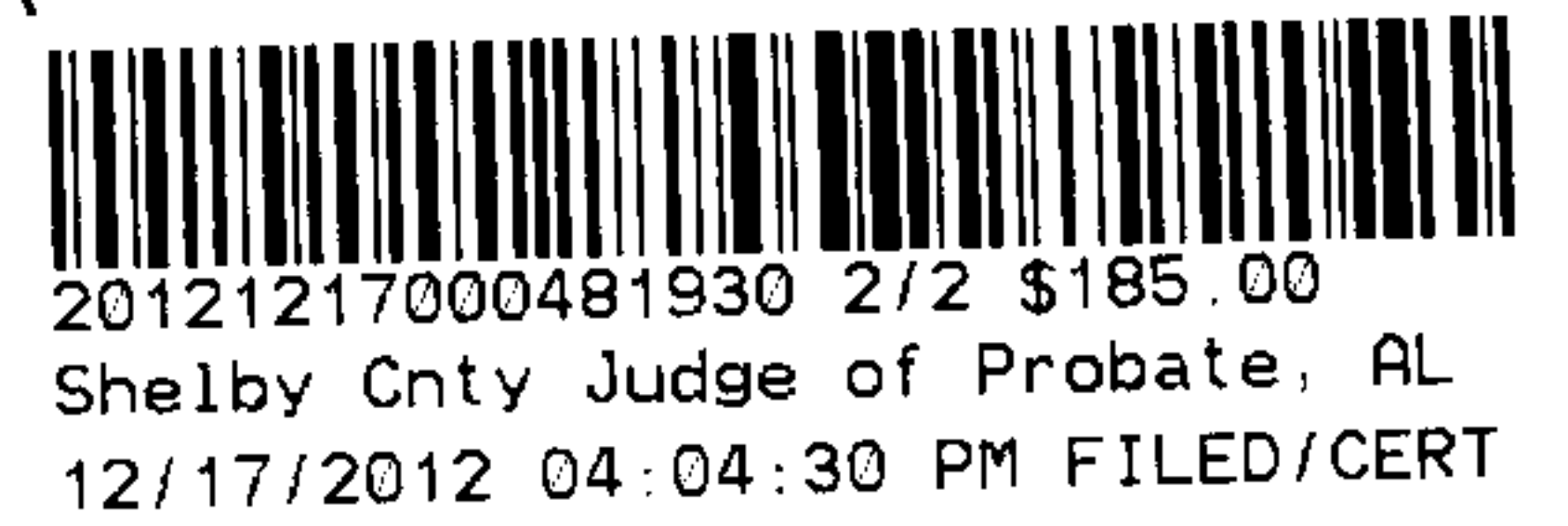
Grantee's Name James D. Johnson & Karen E. Johnson
Mailing Address 130 Mission Circle Alabaster, AL 35007

Property Address 130 Mission Circle Alabaster, AL 35007

Date of Sale 12/13/2012
Total Purchase Price \$ 170,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
[X] Closing Statement
Appraisal
Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if a

Shelby County, AL 12/17/2012
State of Alabama
Deed Tax: \$170.00

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/13/2012

Print James D. Johnson / Karen E. Johnson

Unattested

Aline G. Love (verified by)

Sign James D. Johnson Karen E. Johnson (Grantor/Grantee/Owner/Agent) circle one