

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

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
2163 HIGHWAY 31 SOUTH, SUITE 102
PELHAM, ALABAMA 35124

PLEASE SEND TAX NOTICE TO:
JANIE ELAINE JOHNSTON & GINGER JOHNSTON ROE
2844 HELENA ROAD
HELENA, ALABAMA 35080

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 TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, JANIE ELAINE JOHNSTON, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto JANIE ELAINE JOHNSTON and GINGER JOHNSTON ROE, (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:

PARCEL 1

Beginning at a point on the South side of the Northeast Quarter of the Northeast Quarter of Section 21, Township 20, South, Range 3 West, at a point 249.03 feet West of the Southeast corner of said last named forty acres and run thence along the South side of said forty acres, a distance of 122.50 feet to the South side of the Montevallo and Helena public road; run thence North 34 degrees and 44 minutes East along said public road and the South side thereof for a distance of 86.1 feet; run thence South 46 degrees and 43 minutes East, a distance of 100.90 feet to the point of beginning, containing .10 acres, more or less.

PARCEL 3

Lots 14, 15 and 16 in Block two (2) in "Mullins Addition" to Helena Ala as surveyed and mapped by J.R. McMillan and recorded in Probate Office in Shelby Co., AL. Said lots are 100 feet wide and 200 feet long, each lot and front on the East side of "Helena and Montevallo" Roads in S.21-T.20S. Range 3 West, being a part of S.E.P. of N.E. 1/4 of Sec. 21.

PARCEL 4


Lots Nos. 17 and 18 in Block two (2) in "Mullins Addition to Helena, Ala" as surveyed and mapped by J.R. McMillan and recorded in Probate Office of Shelby Co., Ala. Lot 17 is 75 feet wide and lot 18 is 100 feet wide, being in the North East corner of the S.E. 1/4 of N.E. 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, AL.

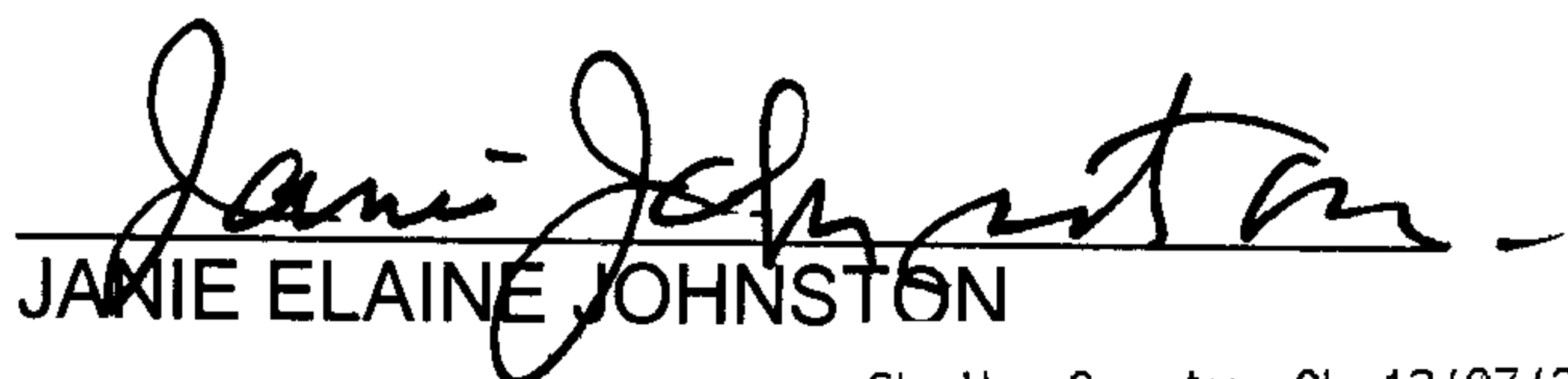
JANIE ELAINE JOHNSTON is the surviving Grantee in that certain deed recorded in Book 250 Page 591 in the Office of the Judge of Probate of Shelby County, Alabama; the other Grantee, CHARLES R. JOHNSTON, having died on or about November 13, 2010.

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 I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 4th day of December, 2015.


20151207000417090 1/3 \$82.50
Shelby Cnty Judge of Probate, AL
12/07/2015 01:03:03 PM FILED/CERT

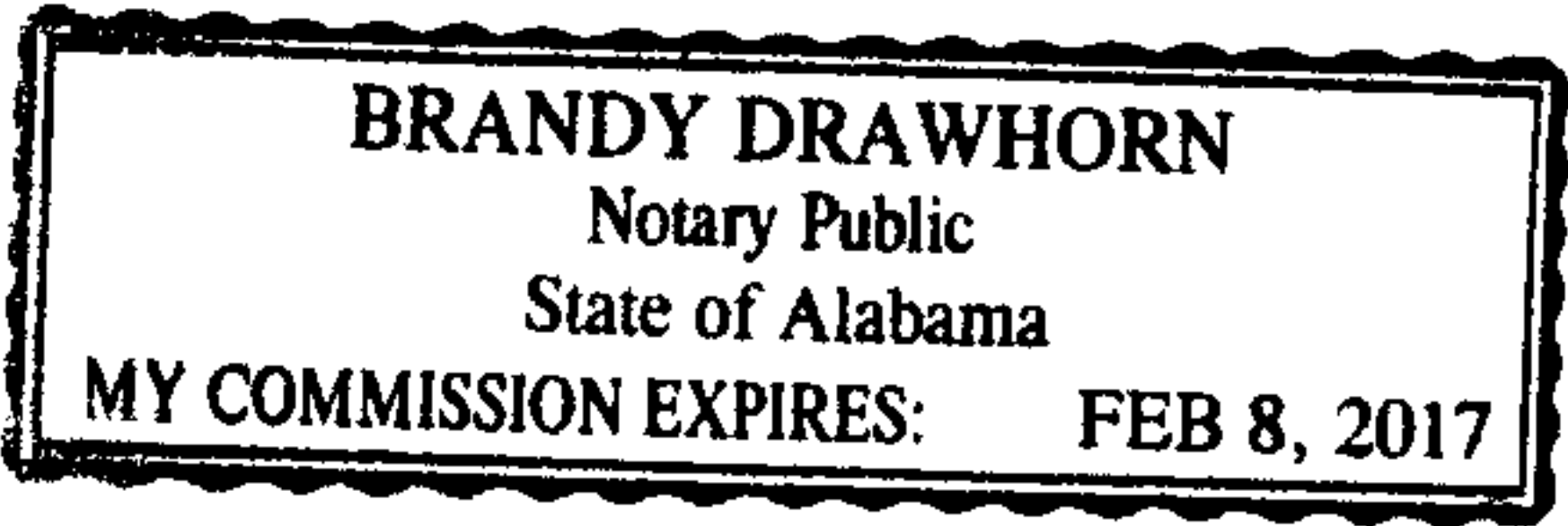

JANIE ELAINE JOHNSTON

Shelby County, AL 12/07/2015
State of Alabama
Deed Tax:\$62.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JANIE ELAINE JOHNSTON, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2015.



Brandy Drawhorn
NOTARY PUBLIC
My Commission Expires: 2/8/17

20151207000417090 2/3 \$82.50
Shelby Cnty Judge of Probate, AL
12/07/2015 01:03:03 PM FILED/CERT

Grantor's Name:
JANIE ELAINE JOHNSTON

Grantee's name:
JANIE ELAINE JOHNSTON &
GINGER JOHNSTON ROE

Mailing Address:
2844 HELENA ROAD
HELENA, ALABAMA 35080

Mailing Address:
2844 HELENA ROAD
HELENA, ALABAMA 35080

Property Address:
2844 HELENA ROAD
HELENA, ALABAMA 35080

Date of Sale: _____
Total Purchase Price:\$ _____
or
Actual Value
or
Assessor's Market Value: \$124.940.00
____ Front of Foreclosure Deed
____ Appraisal
X Other 1/2 value of \$62,500.00 due
to name addition

____ Bill of Sale
____ Sales Contract
____ Closing Statement

