

This instrument was prepared by

(Name) Charles E. Caffee 10939 1531 dw
(Address) 3045 Montgomery Highway, Birmingham, Alabama 35209

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Three Hundred Ten & No/100 (\$18,310.00) - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Norman R. Johnson and wife, Marjorie G. Johnson
(herein referred to as grantors) do grant, bargain, sell and convey unto

James D. Mann and wife, Margaret D. Mann
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL 3. Part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, and part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 5, Township 21 South, Range 4 West, Shelby County, Alabama, said part being more particularly described as follows: From the Northwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 379.47 feet to the point of beginning; thence turn an angle to the left of 89°-21' and run East for a distance of 1302.58 feet to a point on the West line of a public road; thence turn an angle to the right of 71°-45' and run Southeasterly along the West line of said road right-of-way for a distance of 199.89 feet; thence turn an angle to the right of 108°-15' and run Westerly for a distance of 1363.03 feet to a point on the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence run North along said West line for a distance of 189.73 feet to the point of beginning. Minerals and mining rights excepted.

PARCEL 4. Part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, and part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 5 Township 21 South, Range 4 West, Shelby County, Alabama, said part being more particularly described as follows: From the Northwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 569.20 feet to a point of beginning; thence turn an angle to the left of 89°-21' and run East for a distance of 1363.03 feet to the West line of a public road; thence turn an angle to the right of 70°-41' and run Southeasterly along the West right-of-way line of said public road for a distance of 201.16 feet; thence turn an angle to the right of 109°-19' and run Westerly for a distance of 1,427.42 feet to a point on the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence run North along said West line for a distance of 189.74 feet to the point of beginning. Minerals and mining rights excepted.

PARCEL 5. (Continued on reverse side)

TO HAVE AND TO HOLD to the said GRANTEES 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 of reversion.

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 hand(s) and seal(s), this 7th day of August, 1972.

275 PAGE 551
WITNESS: 1972 AUG - 8 AM 8:49
19720808000039050 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1972 12:00:00 AM FILED/CERT
JUDGE OF PROBATE
REC. PG. & PAGE AS SHOWN ABOVE
C. J. Mann

Norman R. Johnson (Seal)
Marjorie G. Johnson (Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman R. Johnson and wife, Marjorie G. 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 7th day of August, A. D., 1972.

Elizabeth S. Hawkman
Notary Public.

Legal Description continued from reverse side:

PARCEL 5. Part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, and part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 5, Township 21 South, Range 4 West, Shelby County, Alabama, said part being more particularly described as follows: From the Northwest corner of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$, run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 758.94 feet to a point of beginning; thence turn an angle to the left of 89°-21' and run East for a distance of 1427.42 feet to a point on the West line of a public road; thence turn an angle to the right of 61°-44' and run Southeasterly along the West right-of-way line of said public road for a distance of 215.52 feet; thence turn an angle to the right of 118°-16' and run Westerly for a distance of 1527.34 feet to a point on the West line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence run North along said West line for a distance of 189.73 feet to the point of beginning. Minerals and mining rights excepted.

Subject to ad valorem taxes for the current year, 1972.

Also subject to easements, rights of way, restrictions or limitations of record, if any.



19720808000039050 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/08/1972 12:00:00 AM FILED/CERT

BOOK 275 PAGE 552

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

2.00
1.45
3.45

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO
Cedeno Realty Co.
3045 Montgomery Highway
Birmingham 35209
TO

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
DOCUMENT WAS FILED
1972 AUG -8 AM 8:54
U.C.C. FILE NUMBER OR
REC. BOOK PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE