

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051



19790531000066900 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/31/1979 12:00:00AM FILED/CERT

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
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND (\$4,000.00) DOLLARS

and the execution of purchase money mortgage in the amount of \$12,000.00

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

Jimmy M. Dennis and wife, Hannah H. Dennis

(herein referred to as grantors) do grant, bargain, sell and convey unto

Aaron Johnson and wife, Cathie Hill Johnson

(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:

Beginning at a 1/2" pipe and angle iron at the SE corner of the SW 1/4 of SE 1/4 of Section 33, Township 20 South, Range 1 East; thence run Northerly along the East boundary of said SW 1/4 of SE 1/4 a distance of 512.5 feet to a point; thence turn an angle of 91 deg. 06' 30" to the left and run Westerly and parallel to the North boundary of said SW 1/4 of SE 1/4 a distance of 170.0 feet to a point; thence turn an angle of 88 deg. 55' 30" to the left and run Southerly and parallel to the East boundary line of said SW 1/4 of SE 1/4 a distance of 512.5 feet to a point; thence turn an angle of 91 deg. 06' 30" to the left and run Easterly along the South boundary line of said SW 1/4 of SE 1/4 a distance of 170.0 feet to the point of beginning.

Said parcel of land is lying in the SW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 1 East, and contains 2 acres, more or less.

Less and except 1 acre, more or less, which was heretofore conveyed to Preston O. Hughes and wife, Bonnie D. Hughes by deed recorded in Deed Book 247, page 573 in the Probate Records of Shelby County, Alabama.

319 833

Deed for \$4,000
MAY 31 PM 3:54

Rec. 150

Shelby County, Ala. 100

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 31st day of May, 1979.

WITNESS:

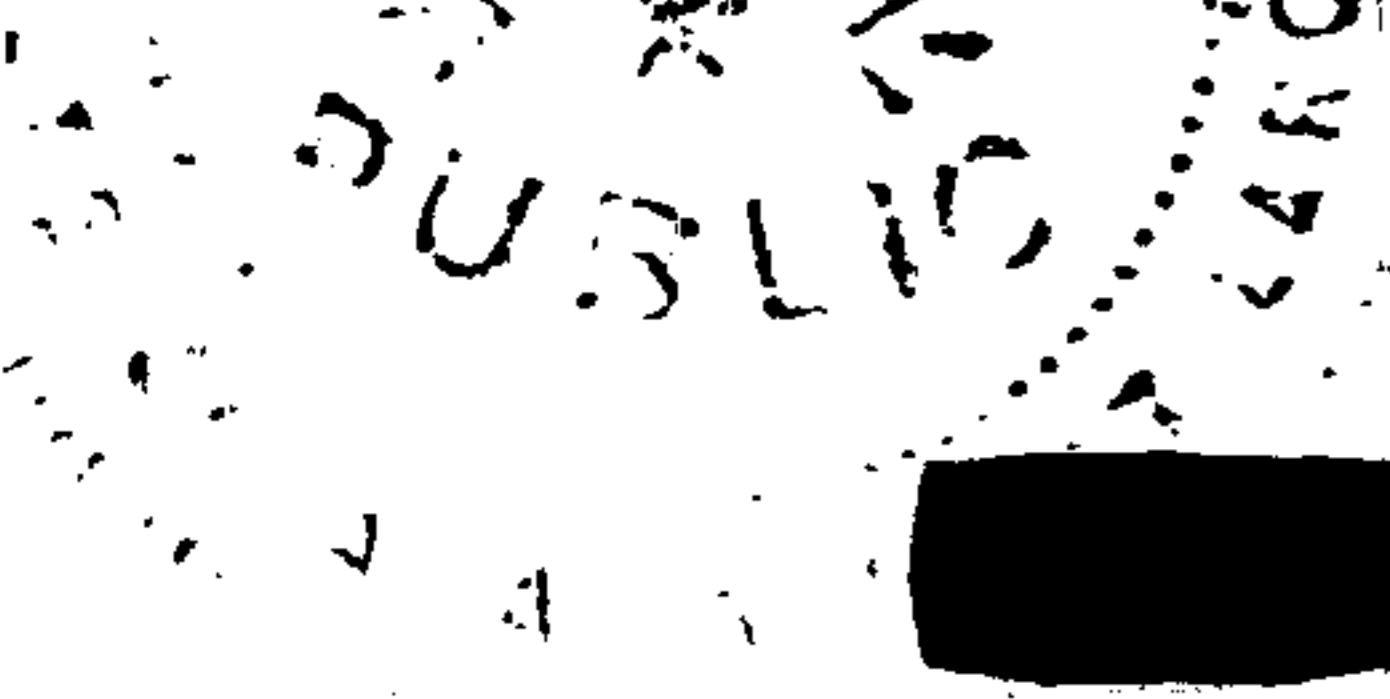
(Seal) _____ (Seal) *Jimmy M. Dennis*
(Seal) _____ (Seal) *Hannah H. Dennis*
(Seal) _____ (Seal) _____

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Jimmy M. Dennis and wife, Hannah H. Dennis whose name s 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 31st day of May, A. D., 1979.



Lance Brasher
Notary Public.