

This instrument was prepared by

2407
Harrison, Conwill, Harrison & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five Thousand Nine Hundred and no/100----- DOLLARS

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

Robert D. Johnson and wife, Evelyn Johnson

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

Kevin S. Howard and Stacey L. Gill

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Begin at the Southwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 97.0 feet; thence turn Northeasterly an azimuth of 83 degrees 54 minutes 145.0 feet; thence turn Southeasterly an azimuth of 153 degrees 21 minutes 85.0 feet; thence turn Southeasterly an azimuth of 139 degrees 37 minutes 30 seconds 199.18 feet to a point on the Northerly right of way of Shelby County Road #55; thence turn Southwesterly along said right of way an azimuth of 220 degrees 33 minutes 30 seconds 212.0 feet to the intersection with an old telephone line; thence turn Northwesterly along said telephone line an azimuth of 325 degrees 55 minutes 309.55 feet to the west line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence turn North along said West line an azimuth of 0 degrees 00 minutes 20.0 feet to the point of beginning;
LESS AND EXCEPT: Begin at the Southwest corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East; thence run North along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 97 feet to a point; thence turn Northeasterly an azimuth of 83 degrees 54 minutes and run a distance of 91 feet to the point of beginning of the property herein described; thence continue along

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE OF DEED

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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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 hands(s) and seal(s), this 28 day of June, 19 88.

BOOK WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Robert D. Johnson (Seal)
Robert D. Johnson
Evelyn Johnson (Seal)
Evelyn Johnson (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 Robert D. Johnson and wife, Evelyn 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 28 day of June A. D., 1988

Bonita Y. Davidson
Notary Public.

the last described course a distance of 54 feet to a point; thence turn Southeasterly an azimuth of 153 degrees 21 minutes and run a distance of 85 feet to a point; thence turn Southeasterly an azimuth of 139 degrees 37 minutes 30 seconds 199.18 feet to a point on the Northerly right of way of Shelby County Road #55; thence turn Southwesterly along said right of way an azimuth of 220 degrees 33 minutes 30 seconds a distance of 20 feet; thence turn right an angle of 99 degrees 4 minutes and run in a Northwesterly direction a distance of 314 feet, more or less, to the point of beginning of the property herein described. Situated in Shelby County, Alabama.

GRANTEE'S ADDRESS:
 Box 86
 Sterrett, Alabama 35147

\$25,250.00 of the purchase price recited in this deed, was paid by mortgage executed simultaneously herewith.

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STATE OF ALA. SHERIFF
 I CERTIFY THIS
 INSTRUMENT WAS FILED

88 JUN 29 PM 3: 12

Thomas A. Lawrence, Jr.
 JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	7.00

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
 Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE
 P. O. Box 557
 Columbiana, Alabama 35051