

This instrument was prepared by

Send Tax Notice To:

Mr. Roy M. Johnson, Jr., Attorney  
(Name)  
396 Lakeshore Drive  
Homewood, Alabama 35209  
(Address)

(Name)  
  
(Address)

Inst # 1998-13146

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

500.00

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100---- Dollars  
and other good and valuable consideration  
to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James A. Donley and wife, Peggy W. Donley,

(herein referred to as grantors) do, grant, bargain, sell and convey unto  
James A. Donley and Dorris Donley Johnson

04/13/1998-13146  
01:57 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
9.00

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama, to-wit:

A parcel of land in the SE¼ of the NW¼ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the southwest corner of the SE¼ of the NW¼ of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence northerly along the west line of said ¼-¼ section a distance of 427.71 feet to a point; thence turn 85 deg 15 min 55 sec right and run easterly 224.50 feet to the point of beginning of the property being described; thence turn 88 deg 53 min 45 sec left and run northerly 186.91 feet to a point; thence turn 9 deg 11 min 44 sec left and continue northerly 144.42 feet to a point; thence turn 85 deg 57 min 42 sec left and run westerly 16.32 feet to a point; thence turn 102 deg 05 min 24 sec right and run 77.43 feet to a point; thence turn 77 deg 39 min 35 sec right and run easterly 501.53 feet to a point; thence turn 110 deg 53 min 58 sec right and run south-southwesterly 105.59 feet to a point; thence turn 14 deg 43 min 08 sec right and run southwesterly 103.76 feet to a point; thence turn 91 deg 50 min 31 sec left and run southeasterly 214.16 feet to a point; thence turn 94 deg 24 min 38 sec right and run southwesterly 134.76 feet to a point; thence turn 97 deg 58 min 06 sec right and run northwesterly 210.56 feet to a point; thence turn 24 deg 08 min 54 sec left and run northwesterly 107.95 feet to a point; thence turn 89 deg 59 min 54 sec left and run southwesterly 219.63 feet to a point; thence turn 72 deg 17 min 37 sec right and run westerly 178.22 feet to the point of beginning; being situated in Shelby County, Alabama

This conveyance is made subject to all existing restrictions, right of ways, limitations, easements, exceptions, reservations, releases and covenants of record. It is the intent of the Grantors to convey to Grantees any and all of their right, title and interest in and to the real property more particularly described in the following described Mortgage Foreclosure Deed filed in the office of the Judge of Probate of Shelby County, Alabama on February 6, 1998, and recorded at instrument #1998-04116. The above described property does not constitute the homeplace of the Grantors. This deed is prepared using information furnished by the Grantors. No examination of title was made. No title opinion was rendered.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And ~~he~~(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 6<sup>th</sup> day of April, 19 98.

\_\_\_\_\_  
(Seal) James A. Donley (Seal)  
\_\_\_\_\_  
(Seal) Peggy W. Donley (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County in said State, hereby certify that James A. Donley and wife, Peggy W. Donley, 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 the 6<sup>th</sup> day of April, 19 98.

Roy M. Johnson, Jr.  
Notary Public commission expires 3/13/99