

INSTRUMENT PREPARED BY:

Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:

Jeffery M. Johnson
636 West Over Road
Harpersville, Al 35078-0000

Inst # 1998-47935

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$59,000.00 to the undersigned Grantor, Kevin L. White, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jeffrey M. Johnson and Vicki J. Johnson, Husband and Wife (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal description attached as Exhibit "A"

Property address: 636 West Over Road, Harpersville, Al 35078-0000

Property to become the homestead of the Grantees.

Subject to taxes for the year 1999 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

\$56,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24 day of November, 1998.

By: [Signature]
Grantor

Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kevin L. White whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24 day of November, 1998.

[Signature]
Notary Public

Commission Expires: 7/31/2000

12/03/1998-47935
11:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR KEL 14.00

Exhibit "A"

That part of the E 1/2 of the NW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:
Commence at the SE corner of said 1/4 1/4 Section; thence North 02 deg. 00 min. West along the East line of said 1/4 1/4 Section for a distance of 759.3 feet, more or less, to a point on the Southwesterly right of way line of U. S. Highway No. 280 (Old Highway); thence North 54 deg. 31 min. West along the Southwesterly right of way line of said highway for a distance of 388.51 feet to a point; thence South 02 deg. 05 min. East along the East boundary of Parcels No. 5, No. 4 and No. 3 for a distance of 597.84 feet, more or less, to an iron pin, said point being the Northeast corner of Parcel No. 2 (the aforementioned Parcels No. 2 through No. 5 being parcels surveyed, established and marked by a prior survey by Frank W. Wheeler, Registered Land Surveyor No. 3385); thence South 00 deg. 32 min. East along the East boundary of said Parcel No. 2 for a distance of 401.0 feet, more or less, to a point on the South line of said 1/4 1/4 Section; thence North 87 deg. 27 min. East for a distance of 316.78 feet to the point of beginning; being situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
002 HEL 14.00