

001-14153'

This instrument was prepared by  
(Name) Massey & Stotser, P.C.  
(Address) P.O. Box 94308  
Birmingham, Alabama 35220-4308

Send Tax Notice To: James F. Morgan  
name  
265 Highway 200  
address  
Montevallo, Alabama 35115

Inst # 2001-35942  
08/22/2001-35942  
01:15 PM CERTIFIED

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

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 15.00

That in consideration of NINETY TWO THOUSAND AND NO/100-----  
----- DOLLARS (\$92,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Lamar M. Johnstone and wife, Keevie N. Johnstone

(herein referred to as grantors) do grant, bargain, sell and convey unto James F. Morgan and wife, Laura B. Morgan

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

See Exhibit "A" attached hereto and made a part hereof as if set forth in full  
herein for the complete legal description of the property being conveyed by  
this instrument.

Subject to: (1) Taxes for the year 2001 and subsequent years. (2)  
Easements, restrictions, reservations, rights-of-way, limitations, covenants  
and conditions of record, if any. (3) Mineral and mining rights, if any.

\$93,840.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

Lamar M. Johnstone is one and the same person as Lamar Johnstone.

Keevie N. Johnstone is one and the same person as Keevie Johnstone.

TO HAVE AND TO HOLD Unto 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 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 20th  
day of August, 2001.

\_\_\_\_\_  
(Seal) Lamar M. Johnstone (Seal)  
\_\_\_\_\_  
(Seal) Keevie N. Johnstone (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that  
Lamar M. Johnstone and wife, Keevie N. Johnstone  
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 20th day of August, 2001

My Commission Expires: 10/24/02

Jeffery W. Bond  
Notary Public

EXHIBIT "A"

Parcel I

Beginning at the Northwest corner of the SE 1/4 of NE 1/4 of Section 11, Township 24 North, Range 12 East; thence run South along the West line of said 1/4 1/4 for a distance of 470.82 feet to the point of beginning; thence turn an angle to the left of 84 deg. 32 min. 30 sec. for a distance of 208.7 feet; thence turn an angle to the right of 84 deg. 32 min. 30 sec. for a distance of 104.35 feet; thence turn an angle to the right of 95 deg. 27 min. 45 sec. for a distance of 208.7 feet; thence turn an angle to the right of 84 deg. 32 min. 15 sec. for a distance of 104.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Beginning at the Northwest corner of the SE 1/4 of the NE 1/4 of Section 11, Township 24 North, Range 12 East; thence run South along the West line of said 1/4 1/4 for 470.82 feet to the point of beginning; thence continue along same course 104.35 feet; thence run West 27.7 feet to the right of way of Highway No. 200; thence run North along Highway No. 200 to a point due West of the point of beginning; thence run East 44.7 feet to the point of beginning; being situated in Shelby County, Alabama.

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L. M. J.

K.N.S.