


This instrument was prepared by:  
**Mike T. Atchison**  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
**Travis R. & Reba A. Johnson**  
313 Thompson Street  
Columbiana, Alabama 35051

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

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20040205000059450 Pg 1/2 25.50  
Shelby Cnty Judge of Probate, AL  
02/05/2004 08:50:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE HUNDRED TWELVE THOUSAND EIGHT HUNDRED FIFTY DOLLARS AND NO/00 (\$112,850.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **William Dee McDaniel and wife, Donna Mercier McDaniel, (herein referred to as grantor)** bargain, sell and convey unto, **Travis R. Johnson and Reba A. Johnson (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached Exhibit A for legal Description.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of her spouse.

**\$101,565.00** of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 30<sup>th</sup> day of January 2004.

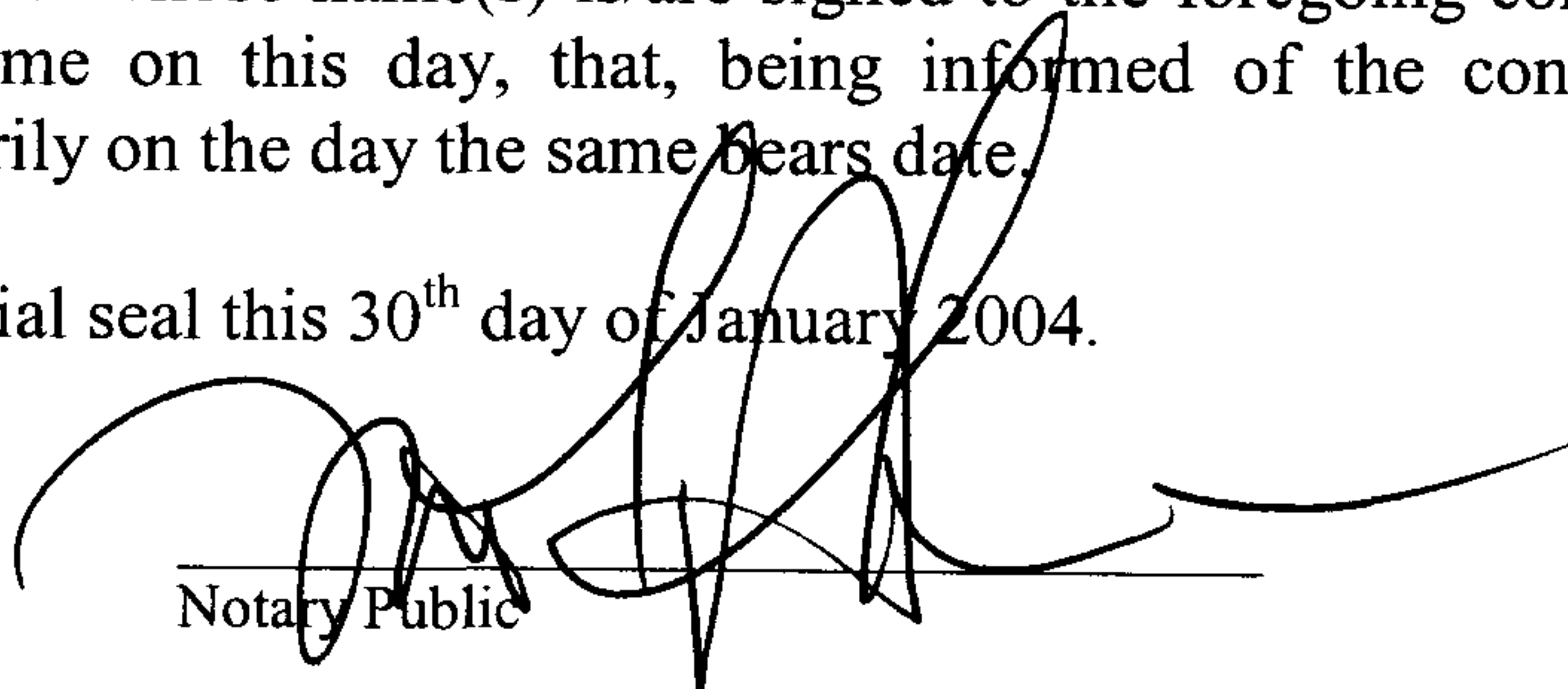
  
William Dee McDaniel

  
Donna Mercier McDaniel

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify William Dee McDaniel and Donna Mercier McDaniel 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 they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of January 2004.

  
Notary Public

My commission expires: 10-16-04

EXHIBIT A  
Legal Description

Commence at the Southwest corner of Section 24, Township 21 South, Range 1 West; thence run Easterly along the south boundary of said Section for 630.95 feet; thence turn an angle of 96 degrees 02 minutes left and run 236.29 feet to the point of beginning, said point being on the east margin of Thompson Street; thence continue along the east margin of Thompson Street for 95.52 feet; thence turn an angle of 96 degrees 02 minutes right and run 200.00 feet; thence turn an angle of 83 degrees 58 minutes right and run 100.55 feet; thence turn an angle of 97 degrees 27 minutes 54 seconds right and run 200.58 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama. According to the survey of John Gary Ray, Reg. PE & LS #12295, dated September 14, 1995.