## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY County of Presents:

Send Tax Notice To: JAMES W. JOHNSON AND ROBBIE TREADWELL JOHNSON 4600 HWY 83

VINCENT ALABAMA 35178

200701120000019910 1/2 \$15.00 Shelby Cnty Judge of Probate, AL 01/12/2007 10:25:37AM FILED/CERT

## THAT IN CONSIDERATION OF One Hundred Thousand and 00/100 DOLLARS (100,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JUDSON L. GREENE and WIFE, JESSICA L. ROBINSON N/K/A JESSICA GREENE

(herein referred to as grantors) do grant, bargain, sell and convey unto ROBBLE
JAMES W. JOHNSON AND ROBLE TREADWELL JOHNSON

(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"

## Subject to Easements, Restrictions and rights of way of record.

## \$100,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

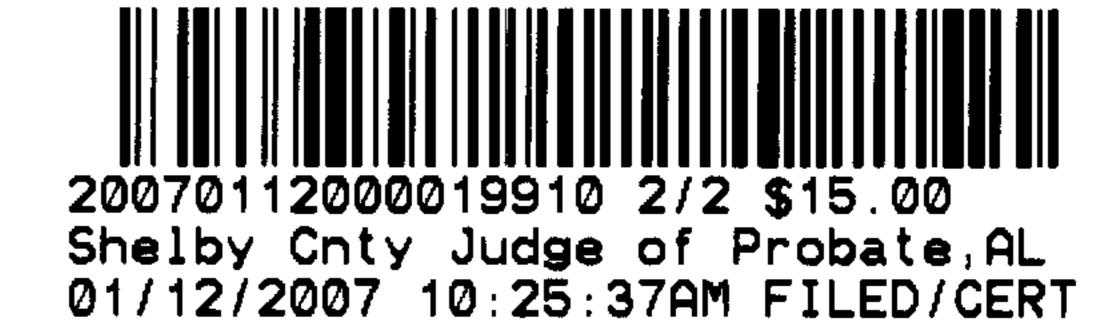
To Have And To Hold unto the said Grantees JAMES W. JOHNSON AND ROBBIE TREADWELL JOHNSON as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during 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.

WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this the day of December,
06.
ITNESS:
(Seal) JUDSON L. GREENE (Seal)
(Seal)  (Seal)  (Seal)  JESSICA L. ROBINSON N/K/A JESSICA GREENE
TATE OF ALABAMA DUNTY OF JEFFERSON
THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that
DSON L. GREENE AND WIFE, JESSICA L. ROBINSON N/K/A JESSICA GREENE whose name(s) <u>is/are</u>
ned to the foregoing conveyance, and who <u>is/are</u> known to me, acknowledged before me on this day, that, being
ormed of the contents of the conveyance <u>THEY</u> executed the same voluntarily on the day the same bears date.
ven under my hand and official seal this <u>7th</u> day of <u>December</u> A.D., 20 <u>06</u> .
NOTARY PUBLIC  NOTARY PUBLIC  STATE-AT-LARGE  Evolves 1-25-01

72466 PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

MY COMMISSION EXPIRES: /・み5.07



COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED SOUTH 03 DEG. 26' 47" WEST FOR A DISTANCE OF 30.07 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 87 DEG. 50' 43" EAST FOR A DISTANCE OF 210.23 FEET TO A 1/2" REBAR IN PLACE, SAID POINT BEING LOCATED ON THE SOUTHERLY BOUNDARY OF SHELBY COUNTY HIGHWAY NO. 83, SAID POINT ALSO BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED SOUTH 36 DEG. 39' 11" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID ROAD FOR A DISTANCE OF 60.01 FEET; THENCE PROCEED SOUTH 84 DEG. 05' 21" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID ROAD FOR A DISTANCE OF 75.75 FEET; THENCE PROCEED SOUTH 82 DEG. 22' 17" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID ROAD FOR A DISTANCE OF 84.48 FEET TO A 1 1/2" REBAR IN PLACE; THENCE PROCEED SOUTH 87 DEG. 41' 13" WEST FOR A DISTANCE OF 205.02 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED NORTH 87 DEG. 41' 13" WEST FOR A DISTANCE OF 205.02 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED NORTH 04 DEG. 57' 51" EAST FOR A DISTANCE OF 498.92 FEET TO THE POINT OF BEGINNING.

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ALL LYING AND BEING IN SHELBY COUNTY, ALABAMA.