

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Sandy F. Johnson

Attorney at Law

P.O. Box 23

Montevallo, AL 35115 (205)665-7660

Send Tax Notice to: Jerry Wayne Johnson

(Name) and Carol D. Johnson

(Address) 3645 Highway 22

Montevallo, AL 35115

***MINIMUM VALUE: \$5,000.00)

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

JERRY WAYNE JOHNSON, a married man

herein referred to as GRANTORS) do grant, bargain, sell and convey unto

JERRY WAYNE JOHNSON and wife, CAROL D. JOHNSON

herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Beginning at the Southwest corner of the NE ¼ of the NE ¼ of Section 5, Township 22, Range 3 West, and running North a distance of 115 feet to point of beginning, thence continuing North a distance of 162 feet, thence East a distance of 162 feet, thence South a distance of 162 feet, thence West a distance of 109 feet to point of beginning. Mineral rights reserved.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama at Instrument #20070213000067750.

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 for such survivor forever.

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 foresaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the 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 24th day of April, 2007.

Shelby County, AL 04/25/2007
State of Alabama
Deed Tax: \$5.00

Jerry Wayne Johnson
JERRY WAYNE JOHNSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **JERRY WAYNE JOHNSON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of April, 2007.

Sandy F. Johnson
Notary Public
My Commission Expires: 2/13/2011