

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James W. A. Johnson and wife Peggy Johnson

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

Columbus G. Gill and wife Gordalee Gill

(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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

From the Southeast corner of the SW 1/4 of the SW 1/4 of Section 19, Township 18 South, Range 2 East run North along the East boundary line of the SW 1/4 of the SW 1/4, Sec. 19, T. 18s. R. 2E. for 630.89 feet, more or less, to a point on the Southwest Right of Way line of the Central of Georgia R.R.; thence turn an angle of 44 Degrees, 05 Minutes to the left and run Northwesterly along the Southwest R.O.W. line of the Central of Georgia R.R. for 396.07 feet; thence turn an angle of 90 Degrees, 00 Minutes to the left and run Southwesterly 210.0 feet to the point of beginning of the land herein described; Thence turn an angle of 109 Degrees, 39 Minutes to the right and run Northwesterly 100.0 feet; Thence turn an angle of 109 Degrees, 39 Minutes to the left and run Southwesterly 150.0 feet, more or less, to a point on the East Right of Way line of a County Road; thence turn an angle of 70 Degrees, 21 Minutes to the left and run Southwesterly along the East R.O.W. line of the County Road for 100.0 feet; Thence turn an angle of 109 Degrees, 39 Minutes to the left and run Northeasterly for 150.0 feet to the point of beginning. This being a part of the SW 1/4 of the SW 1/4 of Section 19, Township 18 South, Range 2 East, and being 0.344 acres, more or less.

As part of the consideration of this sale the Buyer is to assume a Mortgage to City Federal Savings & Loan Association recorded in Vol. 268, page 412 in the Probate Office of Jefferson County, with a balance of \$5,110.22. The Buyer is to assume the second Mortgage.

This Deed prepared by Dempsey F. Pennington, Atty. 929 Frank Nelson Building, Birmingham, Alabama

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 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 5th day of April, 1966

WITNESS:

Frances Goode

James W. A. Johnson (Seal)
Peggy Johnson (Seal)

STATE OF ALABAMA
INSTRUMENTS
1967 NOV 14
REC. DIV. & P. DIV.
OFFICE OF THE COMMISSIONER OF REVENUE

BOOK 250 PAGE 846

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Frances Goode, a Notary Public in and for said County, in said State, hereby certify that James W. A. Johnson and Peggy Johnson whose name 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 5th day of April, A. D., 1966

In charge to Sec. Dea

all changes made 4-5-66

not forward to 579

Refunded \$1.21 from check to Illus

Frances Goode
Notary Public.