

This instrument was prepared by

4017

(Name).....

(Address).....

Form 1-1-5 Rev. 1-66

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 Six Thousand Ninety-Eight and 56/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert L. Draper and wife, Mary B. Draper

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

George Terry Johnson and Jan C. 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, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:·

A parcel of land situated in the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West and containing 9.529 acres and more exactly described as follows: Begin at the northeast corner of SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West and go west along the north boundary of said quarter-quarter section 456.18 feet to point of beginning; thence at an azimuth of 173 deg. 24 min. 430.25 feet; thence at an azimuth of 198 deg. 24 min. 274.75 feet; thence continue in this straight line about 50.0 feet to the center of a creek; thence northward along the center line of this creek about 1361.0 feet to a point 17.0 feet west of an iron marker on the east bank of this creek; thence 17.0 feet east to this marker; thence at an azimuth of 89 deg. 47.5 min. 458.80 feet; thence at an azimuth of 165 deg. 38 min. 215.90 feet; thence at an azimuth of 175 deg. 24 min. 110.30 feet to point of beginning.

Also the right of ingress and egress over and along that certain easement for roadway purposes which is 16 feet in width, the center line of which begins 416.62 feet west of the northeast corner of the land being this day conveyed to Jimmy W. Bice and Joyce Mullins Bice and run thence south 4 degrees 41 minutes west a distance of 933.25 feet to the point of ending, the same being situated in the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West.

The above property shall be used for residential and/or agricultural purposes only. This shall be a covenant running withsaid property.

U.C.C. FILE NUMBER OR
BOOK & PAGE AS SHOWN ABOVE
DEED 7487.00
SEP 16 PM 3:23
JUDGE OF PROBATE
SHELBY COUNTY

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 11th day of September, 1969.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Robert L. Draper (Seal)

Mary B. Draper (Seal)

.....(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Matthew B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Robert L. Draper and wife, Mary B. Draper whose names and addresses 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 11th day of September, A. D., 1969.

Matthew B. Joiner
Notary Public.

BOOK 259 PAGE 460