

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-56

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 Eighteen Hundred and no/100-----DOLLARS

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

George T. Johnson and wife, Jan C. Johnson

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

Richard Joseph Pharo, Sr. and Jane L. Pharo

(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:

Begin at the northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 3 West, thence run southerly along the east boundary line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 3 West for 513.55 feet; thence turn an angle of 33 deg. 00 min. to the right and run southwesterly 263.52 feet; thence turn an angle of 92 deg. 00 min. to right and run northerly parallel to the east boundary line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 3 West, 531.52 feet, more or less, to a point on the north boundary line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 32; thence run easterly along the north boundary line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 32 for 263.93 feet, more or less, to the point of beginning. This land being a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 3 West and being 3.14 acres, more or less.

STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED
1970 APR - 9 PM 8:56
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONFIRMATION NUMBER
JUDGE OF PROBATE

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 4th day of April, 1970

WITNESS:

(Seal)

(Seal)

(Seal)

George T. Johnson (Seal)
George T. Johnson

Jan C. Johnson (Seal)
Jan C. Johnson

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that George T. Johnson and wife, Jan C. Johnson whose name is 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 4th day of April, A. D., 1970

Martha B. Joiner
Notary Public.

BOOK 261 PAGE 853