

285 See MTG 317-285

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

This Instrument Was Prepared By  
 WILLIAM A. JACKSON, ATTORNEY  
 1300 City National Bank  
 BIRMINGHAM, ALA, 35203

That in consideration of Fourteen Thousand Nine Hundred Fifty and No/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Jeff C. Hornsby and wife, Claudette H. Hornsby (herein referred to as grantors) do grant, bargain, sell and convey unto

Alvin Wayne Johnson and Lynette 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:

SEE ATTACHED EXHIBIT "A"

Subject to easements and restrictions of record.

\$14,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19710505000017760 1/3 \$.00  
 Shelby Cnty Judge of Probate, AL  
 05/05/1971 12:00:00 AM FILED/CERT

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: except current ad valorem taxes and as set out 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

hand and seal, this

day of May, 19 71.

WITNESS:

Jeff C. Hornsby

Claudette H. Hornsby

SPEIR, ROBERTSON and JACKSON  
1300 City National Bank Building  
Birmingham, Alabama

RETURN TO

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR



19710505000017760 2/3 \$.00  
Shelby Cnty Judge of Probate, AL  
05/05/1971 12:00:00 AM FILED/CERT

LOUISVILLE TITLE INSURANCE  
COMPANY  
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff C. Hornsby and wife, Caludette H. Hornsby whose names 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 3 day of May A. D., 19 71

Notary Public

State of

COUNTY

General Acknowledgment

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

Given under my hand and official seal this day of A. D., 19

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public

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EXHIBIT "A"

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 3 West; run thence in a Easterly direction along the South line of said quarter-quarter section for a distance of 466.90 feet; thence turn an angle to the left of 91 degrees 18 minutes 30 seconds and in a Northerly direction for a distance of 102.73 feet; thence turn an angle to the right of 90 degrees and in an Easterly direction for a distance of 40 feet to the point of beginning; from point of beginning thus obtained thence turn an angle to the left of 90 degrees and in a Northerly direction for a distance of 32 feet; thence turn an angle to the right of 90 degrees and in an Easterly direction for a distance of 231.35 feet; thence turn an angle to the right of 90 degrees and in a Southerly direction for a distance of 105 feet; thence turn an angle to the right of 90 degrees and in a Westerly direction for a distance of 236.46 feet; thence turn an angle to the right of 94 degrees (said angle being measured from last described course to the chord of the following course, said following course being situated on a curve concave to the left having a central angle to 8 degrees and a radius of 524.65 feet); thence along the arc of said curve to the left in a Northerly direction for a distance of 73.25 feet to the point of beginning.



19710505000017760 3/3 \$.00  
Shelby Cnty Judge of Probate, AL  
05/05/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 MAY -5 AM 9:04  
U.C. FILE NUMBER OR  
REC. FILE NUMBER AS SHOWN ABOVE  
NOTE OF PROBATE