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Shelby Cnty Judge of Probate, AL
07/30/1971 12:00:00 AM FILED/CERT

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 TWO THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Elwood Johnson and wife, Edna Alice Johnson

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

Marvin Weaver Johnson and wife, Martha Jean 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:

An undivided one-half interest in and to the following described property, to-wit: A part of the E 1/2 of the NE 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of the E 1/2 of the NE 1/4 of the SW 1/4 of Section 1, Township 21 South, Range 1 East and run thence West along the North line of said 1/4 1/4 Section a distance of 335.23 feet to the East line of a 15 foot easement; thence turn an angle of 90 deg. 01' 07" to the left and run a distance of 85 feet to a point; thence continue in the same direction a distance of 230.00 feet; thence turn an angle of 90 deg. 01' 07" to the right and run a distance of 232.43 feet to the point of beginning of the land herein conveyed; thence turn an angle of 89 deg. 58' 53" to the right and run a distance of 230.00 feet; thence turn an angle of 90 deg. 01' 07" to the right and run a distance of 232.43 feet to a point; thence turn an angle to the left and run Northerly parallel with the western boundary of said 1/4 1/4 Section and along the eastern boundary of a 15 foot easement to a point on the Northern boundary of the said 1/4 1/4 Section; thence turn to the left and run westerly along the Northern boundary of said 1/4 1/4 Section a distance of 330 feet, more or less, to the Northwest corner of said 1/4 1/4 Section; thence turn to the left and run Southerly along the western boundary of said 1/4 1/4 Section a distance of 315 feet to a point; thence turn to the left an angle of 89 deg. 58' 53" and run easterly a distance of 97.57 feet to point of beginning.

Subject to 15 foot easement described in deed recorded in Deed Book 229, page 122, in the Probate Records of Shelby County, 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 30th day of July, 1971

BOOK 269 PAGE 139
STATE OF ALABAMA
INSTRUMENTS
1971 JUL 30 AM 10:46
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
Clerk of Probate
JUDGE OF PROBATE

Elwood Johnson (Seal)
Edna Alice Johnson (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elwood Johnson and wife, Edna Alice Johnson 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 30 day of July A. D., 1971