

This instrument was prepared by

(Name) Wade H. Morton, Jr.

(Address) Attorney-at-Law, P.O. Box 1227, 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 Twenty Thousand and No/100 (\$20,000.00) DOLLARS and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William F. Brown and wife, Ethel Ann Brown, and David L. Cleckler and wife, Annette Cleckler, (herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Johnson and wife, Brenda 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 PROPERTY DESCRIPTION ON REVERSE SIDE OF DEED)

Subject to the following limitations, restrictions and easements:

1. Perpetual easement and right-of-way 12 feet in width, as shown by Right-of-Way Deed dated November 9, 1972 and recorded in Deed Book 277, at Page 183, in the Office of the Judge of Probate of Shelby County, Alabama.

2. Easements to Plantation Pipe Line Company dated July 29, 1941, and recorded in Deed Book 112, at Page 212 and dated May 10, 1968, and recorded in Deed Book 253, at Page 308, in said Probate Records.

3. Transmission line permits in favor of Alabama Power Company as follows: dated December 9, 1940, recorded in Deed Book 111, at Page 156; dated December 9, 1940, recorded in Deed Book 111, at Page 138; and May 12, 1965, recorded in Deed Book 237, at Page 358, in said Probate Records.

\$15,500.00 of the consideration recited above was paid from a loan by Shelby County Savings & Loan Association of Columbiana to the Grantees secured by a mortgage on the property description herein executed and delivered simultaneously herewith.

DO 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 19th day of February, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

William F. Brown

Ethel Ann Brown

David L. Cleckler

Annette Cleckler

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, Wade H. Morton, Jr.

hereby certify that William F. Brown and wife, Ethel Ann Brown, and David L. Cleckler and wife, Annette Cleckler, 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 19th day of February, A. D. 1973.

Wade H. Morton, Jr.

Notary Public.



Mr. James A. Johnson  
38 Sp. Hallbrook Lane  
RETURN TO B'ham

TO

**WARRANTY DEED**  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

50  
#45  
5/19/5

WADE H. MORTON, JR.  
ATTORNEY-AT-LAW  
MAIN STREET  
P. O. BOX 1227  
COLUMBIANA, ALA. 35051

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.

19730219000007670 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
02/19/1973 12:00:00 AM FILED/CERT

PROPERTY DESCRIPTION

Beginning at the intersection of the East line of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 22, Township 19 South, Range 1 East, with North right-of-way line of the Florida Short Route Highway; thence North to NE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence West to NW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence South along West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 212 $\frac{1}{2}$  feet; thence East and parallel with North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 820 feet; thence South and parallel with East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to a point in NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 27, Township 19, Range 1 East, which point is on North right-of-way line of Florida Short Route Highway; thence Northeasterly along such right-of-way to point of beginning, situated in SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 22 and in NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 27, Township 19, Range 1 East., Shelby County, Alabama.

LESS AND EXCEPT the following described lot in the Southwestern portion of the above described real estate, to-wit: Commence at the SE corner of Section 22, Township 19 South, Range 1 East; thence run West, along the South line of said Section a distance of 1671.18 feet, to a point on the NW R.O.W. line of U.S. Highway No. 280, and the point of beginning; thence turn an angle of 15 deg. 30 min. to the left and run along said R.O.W. line, a distance of 143.98 feet; thence turn an angle of 107 deg. 21 min. to the right and run a distance of 264.49 feet; thence turn an angle of 83 deg. 57 min. to the right and run a distance of 199.76 feet; thence turn an angle of 95 deg. 23 min. to the right and run a distance of 219.01 feet, to a point on the NW R.O.W. line of said Highway 280; thence turn an angle of 70 deg. 21 min. to the right and run along said R.O.W. line, a distance of 68.00 feet, to the point of beginning. Situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22, and the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

William F. Brown  
William F. Brown

Ethel Ann Brown  
Ethel Ann Brown

David L. Cleckler  
David L. Cleckler

Annette Cleckler  
Annette Cleckler

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 FEB 19 PM 12:26  
REC. BK. & PAGE AS ABOVE  
U.C.C. FILE NO. 1973-02-19-000007670  
Clerk of Probate

BOOK 278 PAGE 726