

Donald L. Newson
of CORRETTI, NEWSON, ROBERTS & MAY, Attys.

This instrument was prepared by

(Name).....

(Address).....

529 Frank Nelson Building
BIRMINGHAM, ALABAMA 35203

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

558

That in consideration of Thirty five thousand, nine hundred and No/100 - - - - - DOLLARS

See Mtg 339-193

to the undersigned grantor, Wheat Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Richard W. Johnson and wife, Sue R. 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:

Commence at the Southeast Corner of the Southeast Quarter of the Northwest Quarter of Section 23, Township 20, South, Range 3 West; run thence in a Westerly direction along the South line of said Quarter-Quarter section for a distance of 535.83 feet; thence turn an angle to the right of 88 degrees 20 minutes 19 seconds and in a Northerly direction for a distance of 51.0 feet; thence turn an angle to the right of 92 degrees 33 minutes and in an Easterly direction for a distance of 219.14 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 178.31 feet; thence turn an angle to the left of 90 degrees and in a Northerly direction for a distance of 125 feet; thence turn an angle to the left of 90 degrees and in a Westerly direction for a distance of 178.96 feet; thence turn an angle to the left of 90 degrees 18 minutes and in a Southerly direction for a distance of 125 feet to the point of beginning.

Subject to ad valorem taxes for tax year 1974.

\$28,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

19740517000023920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/17/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
MAY 17 1974 8:55
U.C.C. FILE NUMBER OR BK. & PAGE AS SHOWN ABOVE
Conserved by Notary
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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Virgil J. Wheat who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of May 19 74

ATTEST:

WHEAT HOMES, INC.
By *Virgil J. Wheat* President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned Virgil J. Wheat a Notary Public in and for said County in said State, hereby certify that whose name as President of Wheat Homes, Inc. 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 and official seal, this the 15 day of May 19 74

Donald L. Newson
Notary Public