

This instrument was prepared by

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(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 ONE THOUSAND, FOUR HUNDRED, THIRTY-SEVEN & 50/100 plus execution DOLLARS of purchase money mortgage

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

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

Carlos H. Johnson and wife, Frances Elaine 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 real estate: To reach a point of beginning commence at the NE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, thence run West along the North line of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 313.96 feet, thence turn an angle of 99 deg. 01' left and run a distance of 175.0 feet, thence turn an angle of 66 deg. 06' right and run a distance of 224.93 feet, thence turn an angle of 95 deg. 00' left and run a distance of 209.42 feet to the point of beginning of said plot of land, thence from said point of beginning continue to run along the last described course a distance of 104.71 feet, thence turn an angle of 95 deg. 00' right and run a distance of 250.00 feet, thence turn an angle of 85 deg. 00' right and run a distance of 104.71 feet, thence turn an angle of 95 deg. 00' right and run a distance of 250.00 feet to the point of beginning of said plot of land.

This deed is being re-filed for the purpose of correcting scrivener's error.

19750506000022060 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/06/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 APR 27 PM 1:25
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conserv. of Property

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, I have hereunto set my hand(s) and seal(s), this 7th day of April, 1972

WITNESS:

(Seal)

Earle Morgan

(Seal)

(Seal)

(Seal)

(Seal)

(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 Earle Morgan 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, A. D., 1972

Frank E. L.

Notary Public.