

This instrument prepared by

(Name) Dora Ellen P. Phillips

(Address) P.O. Box 416, Pelham, Ala. 35124 4647

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Trade of real estate DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Fred L. McDaniel and wife, Eleanor W. McDaniel

(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 the following described real estate:
Begin at the SE corner of the NW 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West; thence run Northerly along the west line for a distance of 453.0 feet to a point on the South R.O.W. of street and on 50 foot radius. Thence to the right around the 50 foot radius circle for an arc distance of 78.54 feet to an iron pipe on 50 foot radius of circle and in line with the center line of the street. Thence turn a deflection angle of 18 degrees 33' to the left off the center line of the street for a distance of 387.4 feet to an iron pipe on a survey line by agreement. Thence turn a deflection angle of 66 degrees 15' to the right for a distance of 328.1 feet along the survey line to a point on the south line of the NE 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West. Thence turn a deflection angle of 93 degrees 28' to the right for a distance of 452.8 feet along the south line of the NE 1/4 of the NW 1/4 to the point of beginning being the SE corner of the NE 1/4 of the NW 1/4 of Section 31, Township 19 South, Range 2 West situated in Shelby County, Alabama.

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Shelby Cnty Judge of Probate, AL
05/22/1975 12:00:00AM 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, 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 2nd day of May, 1975

(Seal)

(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 Fred L. McDaniel and wife, Eleanor W. McDaniel 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 2nd day of May, A. D., 1975

Dora Ellen P. Phillips
Notary Public.