

This instrument was prepared by

(Name) Dora Ellen P. Phillips

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

4648

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:  
See attached



19750522000024940 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/22/1975 12:00:00AM FILED/CERT

Commence at the NE corner of SW 1/4 of NW 1/4 of Section 31, Township 19 Range 2 East  
Shelby County, Alabama, thence run West along the North line of said SW 1/4 of the  
NW 1/4 a distance of 313.96 feet; thence turn an angle of 99°01' left and run a  
distance of 175 feet; thence turn an angle of 66°06' right and run a distance of  
224.93 feet; thence turn an angle of 95° left and run a distance of 104.71 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 157.065  
feet; thence turn an angle of 95° right and run a distance of 250 feet; thence  
turn an angle of 85° right and run a distance of 157.065 feet; thence turn an  
angle of 95° right and run a distance of 250 feet to the point of beginning.

GRANTEES agree to assume that certain mortgage in favor of Birmingham  
Federal Savings & Loan Association as recorded in Vol. 345, p. 867 in  
the Probate office 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 2nd

day of May, 1975

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
1975 MAY 22 11:02  
Fred L. McDaniel  
Eleanor W. McDaniel  
(Seal)  
(Seal)  
(Seal)

Fred L. McDaniel (Seal)  
Eleanor W. McDaniel (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.