

(Name) Frank K. Bynum, Attorney

(Address) 3410 Independence Drive, Birmingham, Alabama 35209

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 EIGHT THOUSAND NINE HUNDRED AND NO/100----(\$28,900.00)---DOLLARS

See Mtg 353-680

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

Alvin Wayne Johnson, an unmarried man
Lynette C. Johnson, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

James B. Tinker and wife, Karen C. Tinker

(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 Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 3 West; run thence in an Easterly direction along the South line of said Quarter-Quarter section for a distance of 466.90 feet; thence turn an angle to the left of 91° 18' 30" and in a Northerly direction for a distance of 102.73 feet; thence turn an angle to the right of 90° and in an Easterly direction for a distance of 40 feet to the point of beginning; from point of beginning thus obtained thence turn an angle to the left of 90 degrees and in a Northerly direction for a distance of 32 feet; thence turn an angle to the right of 90 degrees and in an Easterly direction for a distance of 231.35 feet; thence turn an angle to the right of 90° and in a Southerly direction for a distance of 105 feet; thence turn an angle to the right of 90° and in a Westerly direction for a distance of 236.46 feet; thence turn an angle to the right of 94° (said angle being measured from the last described course to the chord of the following course, said following course being situated on a curve concave to the left having a central angle of 8° and a radius of 524.65 feet); thence along the arc of said curve to the left in a Northerly direction for a distance of 73.25 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$27,700.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 9th

day of April, 1976

WITNESS: (Seal)

(Seal)

(Seal)

Alvin Wayne Johnson (Seal)

Lynette C. Johnson (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

19760413000032920 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/13/1976 12:00:00AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alvin Wayne Johnson, an unmarried man, and Lynette C. Johnson, an unmarried woman 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 9th day of April, A. D., 1976.

Notary Public.