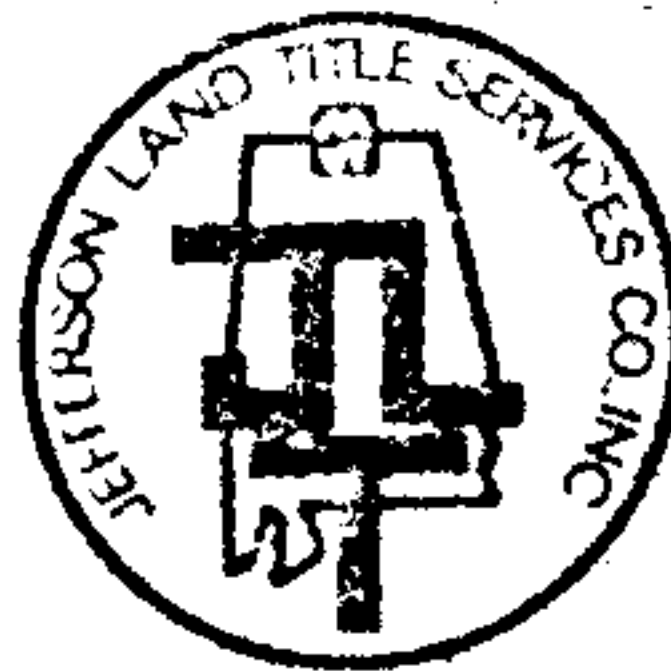


This instrument was prepared by

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Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

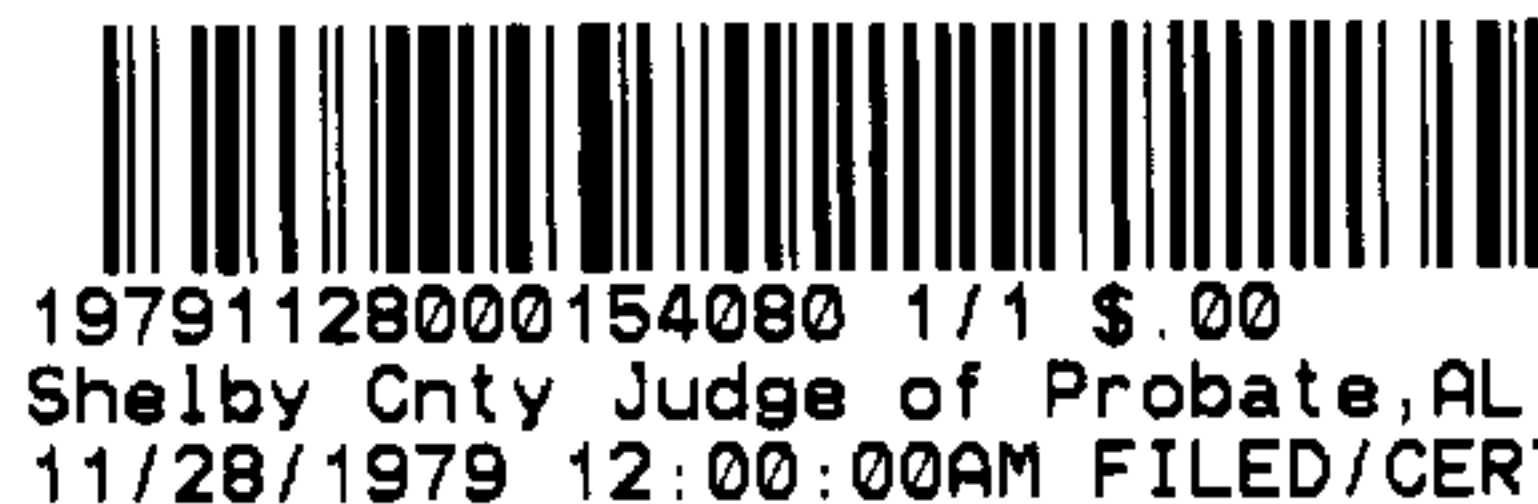
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 963

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Thousand One Hundred Sixty Dollars and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William B. Wells, Jr. and wife, Helen K. Wells

(herein referred to as grantors) do grant, bargain, sell and convey unto
Rhodes Johnston and Eleanor F. Johnston



(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:

All that part of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 5, Township 18 South of Range 2 East, lying West of Shelby County Highway No. 55, EXCEPT the following tract: Commence at the NW corner of said S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section; thence East along the North line of same a distance of 639.0 feet to the point of beginning; thence 4 degrees 59 minutes to the right in a Southeasterly direction a distance of 449.35 feet; thence 11 degrees 17 minutes to the right in a Southeasterly direction a distance of 114.00 feet; thence 14 degrees 58 minutes to the left in a Easterly direction a distance of 55.50 feet; thence 6 degrees 47 minutes to the right in a Southeasterly direction a distance of 579.52 feet; thence 102 degrees 59 minutes to the left in a Northerly direction a distance of 200.48 feet to the North line of said S $\frac{1}{2}$; thence 86 degrees 36 minutes to the left in a Westerly direction along said North line a distance of 1167.97 feet to the point of beginning. ALSO: An easement for right-of-way for gas, electric and telephone lines on, over, and across the following described parcel, viz: Begin at the SW corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 5, Township 18 South, Range 2 East, and run thence East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 30.0 feet; thence run North and parallel with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1093.39 feet, more or less, to the centerline of the public road, as described by deed recorded in Deed Book 248, Page 505, Office of Judge of Probate of Shelby County, Alabama; thence run Westerly along the centerline of said public road to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1093.39 feet to the point of beginning, together with the rights to hereafter place, locate, and relocate wires, pipes, poles, and lines, on, over, under and across said parcel, to enter upon said parcel from time to time to service or inspect said wires, pipes, poles, and lines, and to do and perform all acts in, on, over, and under said parcel as are incident to the usual and customary furnishing of gas, electrical, and telephone service. (LESS AND EXCEPT title to a 1/16 interest in all gas and oil, in, under and upon underlying caption lands as reserved by deed from Kate D. Dyke and husband, L.M. Dyke to Queen-Alton Investment Co., a corp., dated August 25, 1938, recorded in Deed Bk 96, Pg 438 Judge of Probate 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 24th day of November, 1979

WITNESS:

William B. Wells, Jr. (Seal)
Helen K. Wells (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority William B. Wells, Jr. and wife, Helen K. Wells a Notary Public in and for said County, in said State, hereby certify that William B. Wells, Jr. and wife, Helen K. Wells whose name 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 24th day of November, A. D., 1979