

This instrument is prepared by

(Name) A. E. Etrass

(Address) Shelby, Alabama



This Form is prepared by

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Fifty and no/100 (\$250.00) DOLLARS

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

A. E. Etrass and wife, Faye B. Etrass

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

A. W. (Jack) Johnston and wife, Blonnie E. 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:

Commence at the Southeast corner of the Northeast Quarter of Southwest Quarter of Section 15, Township 24 North, Range 15 East; thence run North along said East line of said Quarter-Quarter Section a distance of 499.89 feet to the point of beginning of the parcel of land herein conveyed; thence continue in the same direction, along said East line of said quarter-quarter section a distance of 168 feet; thence turn an angle to the left of 120 deg. and run in a Southwesterly direction to a point on the East right of way of Shelby County Highway No. 47, which point is 65 feet (measured along said right of way) Northwesterly of the Northwest corner of lot described in Deed Book 314, Page 721; thence run Southeasterly along said East right of way of Highway No. 47, a distance of 65 feet to the Northwest corner of property described in Deed Book 314, Page 721; thence run Northeasterly along the Northerly boundary of said property as described in Deed Book 314, Page 721, a distance of 347.33 feet to the point of beginning.

Situated in the Northeast Quarter of Southwest Quarter of Section 15, Township 24 North, Range 15 East, 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 day of 19 82

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1982 JUN -3 PM 1:35

(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 A. E. Etrass and wife, Faye B. Etrass whose name is 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 28 day of April A. D., 1982

Form ALA-51

Notary Public.

RT 1 Box 68
Shelby Co. 35143