

This instrument was prepared by

(Name) Kenneth C. Horne

(Address) 1710 First Avenue North, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration

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

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

✓ RONALD W. JOHNSON and wife, W. DEAN 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:

A parcel of land containing 3.9 acres, more or less, located in the North Half of the NE 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the NE corner of said Section 15;
Thence run West along the North line of said Section 15 a distance of 1051.53 feet to the Westerly right-of-way of Shelby County Highway #55;
Thence turn left 55° 37' 31" along said right-of-way a distance of 510.00 feet to the point of beginning;
Thence continue along said right-of-way a distance of 570.00 feet;
Thence turn right 106° 41' 57" a distance of 365.41 feet;
Thence turn right 73° 18' 03" a distance of 400.00 feet;
Thence turn right 79° 28' 45" a distance of 355.98 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to taxes for 1983.

Subject to right-of-way and transmission line permit of record.

Subject to any other easements, restrictions, and reservations of record.

Subject to that certain first mortgage to Donald Walton Acton in the amount of \$70,000.00.

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, I have hereunto set my hand(s) and seal(s), this 1st day of July, 1983.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
1-CERTIFIED COPY (Seal)
INSTRUMENT FILED (Seal)
1984 MAY 16 AM 9:54 (Seal)

Ronald W. Johnson (Seal)

Deed TAX .50
Rec 1.50
Jud 1.00
3.00

General Acknowledgment

STATE OF ALABAMA }
Jefferson COUNTY }

I, Betty Sue Rowell, a Notary Public in and for said County, in said State, hereby certify that Ronald W. Johnson

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, A. D., 19 83.

My commission expires:

May 18, 1984

NOTARY PUBLIC
Betty Sue Rowell
Notary Public.

BOOK 355 PAGE 542