

(Name) John E. Medaris, Attorney at Law

(Address) P. O. Box 766, Alabaster, Alabama 35007

Form 1-15 Rev. 1-64

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 Thirty Nine Thousand Nine Hundred and No/100 (\$39,900.00) DOLLARS

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

Jimmie H. Vernon and wife, Linnie Mae Vernon

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

Wilson B. Johnson and wife, Barbara C. 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:

Part of the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, described as follows: From the Southwest corner of the SW 1/4 of the NE 1/4 of said Section 21, Township 22 South, Range 3 West, go East along the South line of the said 1/4-1/4 section for a distance of 40.5 feet to the point of beginning; thence North parallel to the West line of the said 1/4-1/4 section for a distance of 110 feet; thence East parallel with the South line of the SW 1/4 of the NE 1/4 for a distance of 109.5 feet; thence South parallel with the said West line of the SW 1/4 of the NE 1/4 for a distance of 110 feet to the South line of the SW 1/4 of the NE 1/4; thence West along the said South line for a distance of 109.5 feet to the point of beginning; being situated in the Town of Montevallo, Shelby County, Alabama. Also a parcel of land described as follows: Beginning at the Northwest corner of Lot No. 1, Block No. 1, as per map of Arden Subdivision in the City of Montevallo, Alabama, recorded in Map Book 3, Page 64, in the Office of the Judge of Probate, Shelby County, Alabama; thence run North 6 deg. 20 min. West 35.50 feet to the North boundary line of the NW 1/4 of the SE 1/4 of said Section 21; run thence North 84 deg. 27 min. East along said boundary line a distance of 158.28 feet; run thence South 5 deg. 02 min. East 41 feet more or less to the Northeast corner of said Lot No. 1; run thence West along the North boundary line of said Lot No. 1 a distance of 158.28 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1984, a lien, but not due and payable until October 1, 1984. (2) Rights of way and easements of record.

\$1,000.00 of the purchase price recited herein was paid from a first mortgage loan closed simultaneously herewith and \$24,396.03 of the purchase price recited herein was paid from a second mortgage closed simultaneously herewith.

GRANTORS' ADDRESS: Route 2, Box 122, Montevallo, AL 35115

GRANTEES' ADDRESS: 95 Ashville Road, Montevallo, AL 35115

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 15th day of May, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Need TAX 15.00 (Seal)

Rec 1.50 (Seal)

Ind 1.00 (Seal)

17.50 (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 Jimmie H. Vernon and wife, Linnie Mae Vernon

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 were made.

Given under my hand and official seal this 15th day of May, A. D., 1984.

Notary Public