

This instrument was prepared by

(Name) _____

(Address) _____

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Other Consideration and One and No/100 ----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Chester Johnson and Wife, Mildred Lee Jones Johnson

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

Lee Johnson and Wife, Pauline Gilbert Johnson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 34, T-19-S, R-1-W, more particularly described as follows:
Commence at the southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run north along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for 655.92 feet to the point of beginning; thence 89°55' right and run easterly for 302.00 feet; thence 60°02' left and run northeasterly for 133.96 feet to a point on the southerly right of way line of a County Road; thence 103°52'20" left and run northwesterly along said R.O.W. line for 118.39 feet to the beginning of a curve to the left, said curve having a radius of 549.94 feet and subtending a central angle of 13°49'30"; thence run westerly along the arc of said curve for 132.69 feet to the end of said curve and also the beginning of a curve to the left, said curve having a radius of 194.10 feet; thence run southwesterly along the arc of said curve for 132.78 feet to a point on the west line of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence 52°59'30" left from tangent to said curve and run south along said $\frac{1}{4}$ $\frac{1}{4}$ Section line for 131.20 feet to the point of beginning.

Said Parcel contains 1 acre more or less, according to survey of Joseph A. Miller, Jr. Registered Land Surveyor, Dated April 2, 1984.

Subject to easements and rights of way of record.

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

1984 MAY 18 AM 8:12

Thomas E. Thomas, Jr.
JUDGE OF PROBATE

Deed tax - 1.00
Re. 1.50
Sub. 1.00
350

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 4th day of May, 1984

WITNESS:

Jane Nelson Grisson (Seal)
Jane Nelson Grisson (Seal)
_____ (Seal)

Chester Johnson (Seal)
Mildred Lee Jones Johnson (Seal)
_____ (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lucille E. Thomas, a Notary Public in and for said County, in said State, hereby certify that Mildred Lee Jones Johnson and Chester Johnson whose name s 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 4th day of May, 1984

*Chester Johnson**Lucille E. Thomas*

Notary Public