

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. G. Charles Johnston
Post Office Box 168
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

338

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1.5 Rev. 5/82 This deed prepared without title examination or certification.
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND TWO HUNDRED SIXTY FOUR and No/100 - - (\$3,264.00) DOLLARS

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

JAMES E. CAMPBELL and wife, JEANETTE B. CAMPBELL,

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

G. CHARLES JOHNSTON and wife, SUSAN S. JOHNSTON,

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

Shelby County, Alabama to-wit:

Commence at the Southwest corner of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama; thence proceed in an Easterly direction along the Southern boundary of said Section for a distance of 1346.96 feet to a point, being the point of beginning of the parcel of land herein conveyed; thence continue in an Easterly direction along said South boundary of said Section for a distance of 785.43 feet to a point; thence turn an angle of 98°42'26" to the left and proceed for a distance of 279.42 feet to a point, being a point on the South right-of-way line of the Southern Railroad; thence turn an angle of 85°25'05" to the left and proceed along said South boundary of said railroad for a distance of 943.59 feet to a point; thence turn an angle of 72°35'40" to the left and proceed for a distance of 196.64 feet to a point; thence turn an angle of 99°17'33" to the left and proceed for a distance of 243.78 feet to the point of beginning. Said parcel of land lying in the SW $\frac{1}{4}$ of said Section 2, and contains 5.44 acres, according to the survey dated May 2, 1984 by John Gary Ray, a Registered Professional Engineer & Land Surveyor.

Subject only to the following liens, encumbrances, limitations and restrictions:

1. Taxes for 1985 and subsequent years.

2. All easements and rights-of-way of record as well as a prescriptive right-of-way for a public road, known as Shelby County Highway #410.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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. There is no warranty or representation as to the condition or quality of any improvement upon this real estate or any part or portion of this real estate.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this

day of August, 19 84.

WITNESS: My Commission Expires February 28, 1997

Benny C. Kovach STATE OF ALABAMA, SHELBY CO. James E. Campbell
I CERTIFY THIS INSTRUMENT WAS FILED. James E. Campbell
Deed TAX 3.50
Rec 2.50
Fee 1.00
7.00 1984 AUG (Seal) AM 8:32 Jeanette B. Campbell (Seal)
Jeanette B. Campbell

STATE OF ALABAMA

SHELBY COUNTY }

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Campbell, and wife, Jeanette B. Campbell, 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 bears date.

Given under my hand and official seal this 6th day of August, A. D., 19 84

Benny C. Kovach Notary Public.

BOOK 357 PAGE 906