

This instrument was prepared by

(Name) Donnie F. Tucker
(Address) 2086 Valleydale Terrace
Birmingham, Alabama 35244

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Form 1-1-5 Rev. 5/82

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 Forty One Thousand Five Hundred and no/100 DOLLARS

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

Doyle L. Johnson and wife, Barbara B. Johnson

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

Donnie F. Tucker and wife Mary J. Tucker

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

Shelby

County, Alabama to-wit:

Begin at the Northwest corner of Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$, Section 25, Township 19 South, Range 3 West for the point of beginning; thence run East along the North line of said Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$ a distance of 470.20 feet, turn right an angle of 140 degrees 16 minutes 30 seconds a distance of 603.93 feet to the West line of said Southeast $\frac{1}{4}$ of Southeast $\frac{1}{4}$, turn right an angle of 128 degrees 52 minutes 45 seconds along said West line a distance of 386.02 feet to the point of beginning; being in the Southeast $\frac{1}{4}$, Section 25, Township 19 South, Range 3 West, Shelby County, Alabama. of Southeast $\frac{1}{4}$

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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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 2nd day of November, 1984

WITNESS:

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

1984 DEC 11 AM 8:07

Doyle L. Johnson (Seal)

Barbara B. Johnson (Seal)

Deed TAX 41.50
Fee 2.50
Prod 1.00
45.00

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

I, Barbara B. Bishop, a Notary Public in and for said County, in said State, hereby certify that Doyle L. Johnson & Barbara B. Johnson whose names Doyle L. Johnson & Barbara B. Johnson 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 6 day of November, A.D., 1984

Central Bank of the South

MY COMMISSION EXPIRES
APRIL 29, 1985

Notary Public