

This instrument Was Prepared By:
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Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

233
Rt. 1 Box 11872
Birmingham, AL 35147

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

JEAN B. ARTHUR AND OLLIE JOHNSON, A/K/A OLLIE RAY JOHNSON
BY JEAN B. ARTHUR, ATTORNEY IN FACT

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

JEFF K. JOHNSON AND WIFE, APRIL H. 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:

Begin at the Southeast corner of the NE 1/4 of the SE 1/4, Sec. 13, T-20-S, R-1-W, thence run North, along the East line of said Sec. 13, a distance of 416.24 feet, to the Southwest right-of-way line of Shelby County Hwy. No. 49; thence turn a deflection angle of 28 deg. 19 min. to the left and run along said Hwy. R/W a distance of 501.32 feet; thence turn a deflection angle of 62 deg. 04 min. 56 sec. to the left and run a distance of 631.24 feet to the East margin of a gravel drive; thence turn a deflection angle of 99 deg. 54 min. 04 sec. to the left and run along the margin of said gravel drive, a distance of 21.56 feet; thence turn a deflection angle of 13 deg. 19 min. to the left and continue along said margin of gravel road, a distance of 365.46 feet; thence turn a deflection angle of 17 deg. 33 min. to the left and continue along the margin of said gravel drive, a distance of 138.78 feet; thence turn a deflection angle of 14 deg. 15 min. to the left and continue along the East margin of said gravel drive, a distance of 116.46 feet; thence turn a deflection angle of 00 deg. 39 min. to the left and continue along the East margin of said gravel drive, a distance of 256.59 feet; thence turn a deflection angle of 00 deg. 40 min. to the left and continue along the East margin of said gravel drive, a distance of 334.09 feet, to the South line of the NE 1/4 of the SE 1/4; thence turn a deflection angle of 33 deg. 16 min. to the left and run East along the South line of said 1/4 1/4 Section, a distance of 39.25 feet, to the point of beginning. Situated in the NE 1/4 of the SE 1/4, Sec. 13, T-20-S, R-1-W, Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 102 page 113; Deed Book 186 page 204 and Deed Book 231 page 792 in Probate Office of Shelby County, Alabama.

Right-of-Way granted in Shelby County by instrument recorded in Deed Book 207 page 20 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 338 page 677 in Probate Office of Shelby County, Alabama.

\$12,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

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 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 stated 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.

Daniel Spitler

BOOK 032 PAGE 941

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
28th day of June, 1985.

OLLIE RAY JOHNSON

Jean B. Arthur (SEAL)
JEAN B. ARTHUR

BY: Jean B. Arthur (SEAL)
JEAN B. ARTHUR, ATTORNEY IN FACT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEAN B. ARTHUR 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 1985.

(NOTARIAL SEAL)

[Signature]
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEAN B. ARTHUR whose name as ATTORNEY IN FACT for OLLIE JOHNSON A/K/A OLLIE RAY JOHNSON, 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, she, as such ATTORNEY IN FACT and with full authority, executed the same voluntarily for and as the act of said OLLIE JOHNSON, on the day the same bears date.

Given under my hand and official seal this 28th day of June, 1985.

(NOTARIAL SEAL)

STATE OF ALABAMA)
SHELBY COUNTY)
I CERTIFY THIS
INSTRUMENT WAS FILED

[Signature]
Notary Public

1985 JUL -3 PM 3:57

Deed tax - 8.00
Ad. 5.00
Int. 1.00
14.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

[Signature]
JUDGE OF THE COURT

AFFIDAVIT

Before me, the undersigned notary public, personally appeared JEAN ARTHUR, a/k/a JEAN B. ARTHUR, who being first duly sworn, states on oath as follows:

1. My name is Jean B. Arthur. I am over the age of 21 years of age and a resident citizen of Shelby County, Alabama.
2. I am Attorney in Fact for Ollie Ray Johnson, said durable Power of Attorney being recorded in Book 032, page 458, in the Probate Office of Shelby County, Alabama.
3. On this date, June 28, 1985, I have executed the hereinabove set out deed of conveyance as Attorney in Fact for Ollie Ray Johnson, as well as for myself. At this time, I have acted in good faith reliance upon said Power of Attorney and I do not have, at the time of the exercise of this power, actual knowledge of the termination of the power of revocation or of the principal's death.

Jean B. Arthur
JEAN B. ARTHUR

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean B. Arthur, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 1985.

(NOTARIAL SEAL)

[Signature]
Notary Public