

This instrument was prepared by

(Name) Bert Lindbergh, Attorney at Law

(Address) 315 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and No/100 -----\$10,000.00----- DOLLARS and execution of purchase money mortgage of even date herewith in the amount of \$45,000.00

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Myra I. Patterson, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Tom G. Johns and wife, Sibyl O. Johns

(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:

From the SW corner of the SW 1/4 of the SE 1/4, Section 12, Township 22 South, Range 3 West, run North a distance of 977.09 feet; thence right 62 deg. 57 min. 12 sec. a distance of 498.12 feet to a point on the North right of way line of Shelby County Highway 12, said point being the point of beginning; thence left 88 deg. 23 min. a distance of 426.34 feet; thence right 88 deg. 23 min. a distance of 370.85 feet; thence right 111 deg. 13 min. a distance of 457.16 feet; thence right 68 deg. 47 min. a distance of 217.43 feet to the point of beginning; being situated in Shelby County, Alabama.

SPECIAL EXCEPTIONS:

1. Taxes for the year 1986 are a lien, but not due and payable until October 1, 1986. Parcel ID: 58-27-1-12-0-000-010 1985 taxes paid in amount of \$27.37.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 69; Deed Book 126 page 151 and Deed Book 213 page 405 in Probate Office.
3. Right-of-Way granted to Southern Natural Gas by instrument recorded in Deed Book 196 page 316 and Deed Book 141 page 35 in Probate Office.
4. Right-of-Way granted to Shelby County by instrument recorded in Deed Book 210 page 710 in Probate Office.
5. Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 347 in Probate Office.
6. Agreement with Plantation Pipeline as shown by instrument recorded in Deed Book 173 Page 460 in Probate Office.
7. Mineral and mining rights are not insured.

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, I have hereunto set my hand(s) and seal(s), this 16th day of July, 1986.

WITNESS:

1. Deed Tax \$ 10.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00

TOTAL 13.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED
1986 JUL 17 AM 11:39
(Seal)
JUDGE OF PROBATE

Myra I. Patterson (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Myra I. Patterson, a single woman 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, A. D., 1986

Notary Public.