

This instrument was prepared by

2653

(Name) MITCHELL, GREEN, PINO & MEDARIS, P.C.

(Address) P. O. Box 766, Alabaster, Alabama 35007

Form 1-1-8 Rev. 1-88

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

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

TAX VALUE - \$500.00

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JAMES E. JOHNSTON and wife, ERNESTINE E. JOHNSTON

(herein referred to as grantors) do grant, bargain, sell and convey unto  
CURTIS A. JONES and wife, PAULETTE B. JONES

(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:  
A tract of land situated in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows; Commence at the N.E. corner of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; thence South along the East line thereof a distance of 153.96 feet; thence right 109 degs., 53 mins., 30 secs., 180.70 feet; thence 13 degs., 19 mins., 30 sec., left, 154.45 feet; thence left 57 degs. 22 mins., 30 secs., 35.62 feet to the Point of Beginning on the South line of the North part of Miller Circle; thence continue Southwest along a common line with Lot 22 of Indian Ridge Estates as recorded in the Probate Office of Shelby County, a distance of 340.92 feet; thence right with an interior angle of 64 degs., 20 mins., 25 secs., a distance of 244.36 feet to a point on the South line of the North part of Miller Circle; thence right with an interior angle of 88 degs., 08 mins., 35 secs., and run Northeast along right of way, 57.20 feet to the beginning of a curve to the right having a radius of 382.57 feet and subtending a central angle of 29 degs., 51 mins., 30 secs.; thence along the arc of curve, 199.37 feet; thence on tangent to curve, continue along right of way 72.19 feet to the Point of Beginning: Tract contains 1 acre. Property also known as Lot 1 of proposed Johnston Subdivision.

Subject to easements, restrictions and other encumbrances of record.

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

1986 JUL 31 AM 10:33

Thomas A. Swindal, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 50  
2. Mtg. Tax  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 400

SEE-37 pg. 694  
FOR SURVEY

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, we have hereunto set our hand(s) and seal(s), this 30<sup>th</sup>  
day of July, 1986

WITNESS:

Charles L. Swindal (Seal)

(Seal)

(Seal)

James E. Johnston (Seal)

Ernestine E. Johnston (Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Sue L. Swindal, a Notary Public in and for said County, in said State,  
herby certify that James E. Johnston and Ernestine E. Johnston  
whose name 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 30<sup>th</sup> day of July  
Curtis A. and Paulette B. Jones  
4525 Miller Circle  
Helena, Alabama 35080

MY COMMISSION EXPIRES APRIL 28, 1990

