

This Instrument Was Prepared By:
 DANIEL M. SPITLER
 Attorney at Law
 108 Chandalar Drive
 Pelham, Alabama 35124

MAIL TAX NOTICE TO:
 Mr. Tommy F. Johnson
 113 Hunter's Point Circle
 Bessemer, Alabama 35023

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-ONE THOUSAND AND NO/100 DOLLARS (\$31,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I or we,

PAULA JERYL BEATTY, an unmarried woman

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

TOMMY F. JOHNSON and wife, BARBARA A. JOHNSON

(herein referred to as GRANTEEES) 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 lot in the SE 1/4 of NE 1/4 of Section 12, Township 24, Range 15 East, more particularly described as follows: Commence at the Southwest corner of said 1/4 1/4 Section and run thence Easterly along the South boundary of said 1/4 1/4 Section 1018 feet; thence turn an angle of 90 deg. 15 min. left and run thence 424 feet to a point; thence turn an angle of 89 deg. 45 min. to the left and run thence 210 feet; thence turn an angle of 90 deg. 30 min. right and run thence to a point on what is known as the 434 contour; thence run Westerly along said 434 contour, 266 feet to a point where said contour intersects the West boundary of 5th Street, which said point constitutes the point of beginning of the lot herein described and conveyed; thence continue Westerly along said contour 434, 52.27 feet to a point; thence Southerly and parallel with the West boundary of said SE 1/4 of the NE 1/4 180.26 feet to 3rd Avenue; thence Easterly and parallel with the South boundary of said SE 1/4 of NE 1/4 50 feet to 5th Street; thence Northerly along West boundary of 5th Street and parallel with the West boundary of said SE 1/4 of the NE 1/4 165 feet to the point of beginning. Said Lot being described as Lot 8, Block 10 according to Glasscock's Subdivision of Spring Creek, as surveyed by J. R. McMillan, Reg. Land Surveyor, on August 19, 1957, and which survey is filed for record in the Probate Office of Shelby County, Alabama, in Map Book 4, page 23; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 143 page 422; Deed Book 150 page 201; Deed Book 167 page 389 and Deed Book 202 page 363 in Probate Office of Shelby County, Alabama.

Flood rights of Alabama Power Company, if any.

There is conveyed the right of ingress and egress and free rights to use the launching area for said subdivision, as heretofore conveyed by the owners of said subdivision, as heretofore conveyed by the owners of said subdivision to other parties.

\$23,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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

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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 (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of August, 1986.

Paula Jeryl Beatty (SEAL)
Paula Jeryl Beatty

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula Jeryl Beatty, an unmarried 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 1986.

(NOTARIAL SEAL)

David J. [Signature]
Notary Public

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

1986 AUG 11 PM 2:45

William P. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 800
2. Mtg. Tax	
3. Recording Fee	500
4. Indexing Fee	100
TOTAL	1400