

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.
P. O. BOX 360187
(Address) BIRMINGHAM, AL 35236-0187

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This Form furnished by:



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY FIVE THOUSAND FIVE HUNDRED AND NO/100TH (\$85,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CECIL RIGGINS AND HAROLD CONNELL d/b/a C & R CONSTRUCTION

(herein referred to as grantors) do grant, bargain, sell and convey unto
GEORGE T. JOHNSON, JR. AND WIFE, SHANNON C. 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:

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 16, Township 21
South, Range 3 West, described as follows: Commence at the Southwest corner of
the SW 1/4 of the NE 1/4 of Section 16 and go North 89 deg. 34 min. 35 sec. East
along the South boundary of said 1/4 1/4 Section 144.30 feet to the point of
beginning; thence continue North 89 deg. 34 min. 35 sec. East for 217.63 feet;
thence North 1 deg. 01 min. 04 sec. East for 642.90 feet to the South boundary
of Big Oak Drive; thence two (2) courses along said boundary as follows:
(Go South 86 deg. 10 min. 55 sec. West for 15.30 feet; thence South 87 deg.
32 min. West for 176.70 feet); thence South 3 deg. 21 min. 10 sec. West for
636.81 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$76,950.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Grantees' Address: 119 Big Oak Drive, Maylene, Alabama 35114

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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 5th
day of January, 1987.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JAN -6 PM 12:36

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED

hereby certify that CECIL RIGGINS AND HAROLD CONNELL d/b/a C & R CONSTRUCTION
whose name S 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 5TH day of JANUARY, A. D., 1987