

## SEND TAX NOTICE TO:

Larry and Glenda Johnson

(Name)

P. O. Box 136

(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) J. Gusty Yearout

(Address) 1405 First Alabama Bank Building  
Birmingham, Alabama 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., BIRMINGHAM, AL.

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and no/100----- DOLLARS

and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

J. Gusty Yearout, a married man and W. Stancil Starnes, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Larry Johnson and wife, Glenda Johnson

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A parcel of land lying in the SE 1/4 of SE 1/4, Section 19, Township 20 South, Range 2 East, and more particularly described as follows: Starting at the Northwest corner of the said SE 1/4 of SE 1/4, Section 19, Township 20 South, Range 2 East, run Southerly along the West boundary line of said SE 1/4 of SE 1/4 a distance of 135.7 feet to an iron marker, the point of beginning; thence continue Southerly along said West boundary line of said SE 1/4 of SE 1/4 a distance of 375.0 feet to an iron marker; thence turn an angle of 90 deg. 00 min. to the left and run Easterly a distance of 1,037.3 feet to an iron marker on the West right of way line of Shelby County Highway #441 (Yellowleaf-Robinson Public Road); thence run Northeasterly along said West right of way line of said Highway #441 along a curve to the left a distance of 415.1 feet to an iron marker; thence from a chord to the preceding iron marker turn an angle of 112 deg. 45 min. to the left and run Westerly 1,184.7 feet to the point of beginning; being situated in the SE 1/4 of SE 1/4, Section 19, Township 20 South, Range 2 East, Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes, (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 197 page 383 in Probate Office, (3) Right-of-Way granted to Shelby County by instrument recorded in Deed Book 256 page 894 in Probate Office, (4) Lease in regard to mineral and mining rights as recorded in Deed Book 329 page 223 and assigned to Sequoyah Petroleum Corporation in Misc. Book 42 page 639 in Probate Office, (5) Flood rights to Alabama Power Company as set out in instrument recorded in Deed Book 241 page 842 in Probate Office

The property described in this instrument is not the homestead of the grantors' spouses. Said grantors are conveying pursuant to § 6-10-3 of the Code of Alabama, as amended.

(OVER)

PAGE 961

108

BOOK

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I/we 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 GRANTEEES, 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 23<sup>rd</sup>

day of December 19 86

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY }

I, the undersigned

hereby certify that J. Gusty Yearout, a married man and W. Stancil Starnes, a married man, a Notary Public in and for said County, in said State, whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 23<sup>rd</sup>

day of

December 19 86 A.D. 19 86

Yearout, Myers, et al  
870 [redacted] So Trust Power  
11/14/86 B.L.Oversight, Notary  
STATE of ALABAMA  
Notary Public

The grantees and their heirs grant to the grantors a right of first refusal. In the event the grantees sell, lease or in any way relinquish ownership of the described property, grantors shall have sixty (60) days written notice within which to purchase said property or lease said property at the same price as the grantees have negotiated with a good faith purchaser or lessee.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 JAN -7 PM 7:24

*John A. Johnson, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 50  
2. Mtg. Tax 500  
3. Recording Fee 100  
4. Indexing Fee 100  
TOTAL 650

BOOK 108 PAGE 962

THIS FORM FROM  
ALABAMA TITLE CO., INC.  
BIRMINGHAM, ALABAMA

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

TO

Mr. Larry Johnson  
P. O. Box 136  
RETURN TO Wilsonville, Ala. 35186