

SEND TAX NOTICE TO:

(Name) Larry and Glenda Johnson  
(Address) P. O. Box 136  
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 GRANTEES 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 GRANTEES) 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)

TO HAVE AND TO HOLD Unto the said GRANTEES 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 ~~D~~(we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs  
and assigns, that ~~D~~(we) (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~D~~(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 23<sup>rd</sup>  
day of December, 19 86

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

J. Gusty Yearout (Seal)  
W. Stancil Starnes (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  
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 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, A.D., 19 86

Yearout, Myers, et al  
270 So Trust Tower  
1120 1st St. N.E. A.D.

Dorothy H. Kelly  
Notary Public.

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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

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 50.00
2. Mtg. Tax	500
3. Recording Fee	120
4. Indexing Fee	650
TOTAL	

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

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

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