

This Instrument Was Prepared By:
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MAIL TAX NOTICE TO:
Mr. Daniel G. Johnson
Route 1, Box 272-A
Harpersville, Alabama 35078

489

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-THREE THOUSAND AND NO/100 DOLLARS (\$53,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

LLOYD WEAVER BALDWIN and wife, JACQUELYN C. BALDWIN

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

DANIEL G. JOHNSON and wife, SHARON 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:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 2, Township 20 South, Range 2 East; thence 18.29 feet East along said 1/4 line; thence a delta angle of 61 deg. 25 min. right 38.68 feet to the point of beginning; thence continue 431.60 along said line; thence an angle left of 94 deg. 36 min. 258.48 feet; thence an angle left of 55 deg. 44 min. 520.56 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129 page 456, Deed Book 142 page 470 and Deed Book 181 page 33 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor

Subject to Alabama Power Line and guy wires as shown by survey by Ben F. Carr, Jr.

\$52,782.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of April, 1987.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT (SEAL)

Lloyd Weaver Baldwin
Lloyd Weaver Baldwin

1987 MAY -6 AM 11:04

Jacquelyn C. Baldwin (SEAL)
Jacquelyn C. Baldwin

STATE OF ALABAMA)
SHELBY COUNTY)

Thomas A. Knowlton, Jr.
JUDGE OF PROBATE

Deed Tax. 50
Rec 2.80
Jud 1.00
4.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lloyd Weaver Baldwin and wife, Jacquelyn C. Baldwin whose names 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.

Under my hand and official seal this 30th day of April, 1987.

(NOTARIAL SEAL)

[Signature]
Notary Public