

480

SEND TAX NOTICE TO:

(Name) Wade Johnson(Address) Route One, Box 59 J
Columbiana AL 35051

This instrument was prepared by

(Name) Wright Homes, Inc.(Address) 520 North 19th St. Bess, Ala. 35020

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

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of a mortgage in the amount of Sixty-Two Thousand Six Hundred and no/100 Dollars (\$62,600.00) Recorded simultaneously with this deed.

to the undersigned grantor, Wright Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey untoWilliam W. Johnson and wife Faith Renee Johnson

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

Begin at the NE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 20 South, Range 1 (East), thence run Southerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 597.55 feet (593 feet on deed) to the Northerly right of way line of Shelby County Road No. 109; thence turn an angle to the right of 106 degrees 03 minutes 04 seconds (96 degrees 00 minutes 45 seconds on deed) for a distance of 138.61 feet (158.44 feet on deed); thence turn an angle to the left of 45 degrees 44 minutes 35 seconds (34 degrees 41 minutes 01 seconds on deed) for a distance of 88.70 feet; thence turn an angle to the right of 83 degrees 03 minutes 45 seconds for a distance of 730.94 feet; thence turn an angle to the right of 125 degrees 09 minutes 17 seconds for a distance of 646.40 feet (646.55 feet on deed) to the point of beginning.

JW

BOOK 149 PAGE 692

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of September 1987

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT TO BE FILED

By

Richard A. Wright

President

STATE OF Alabama
COUNTY OF Jefferson

1987 SEP -4 PM 2:07

Rec'd 2.50
Jud 1.00
3.50

JUDGE OF PROBATE

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that
whose name as its
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,Richard A. Wright
Wright Homes, Inc.
President of

Given under my hand and official seal, this the

4th

day of

September1987Sherry Lynn Sims
Notary Public