

Value of Interest Conveyed: \$100.00

SEND TAX NOTICE TO:

(Name) Jeff Johnson & April Johnson

(Address) Rt 1 Box 59K
Columbiana, AL 35051

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar DOLLARS
and exchange of property

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

Samuel U. Hardie, III, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jeff Johnson and wife, April 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:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantor herein for the purpose of identification.

The above described property constitutes no part of the homestead of the grantor.

The conveyance of this property is subject to the perpetual covenants and restrictions attached hereto as Exhibit "B" and made part and parcel hereof as fully as if set out herein which said restrictions and covenants shall run with the land.

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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 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, I have hereunto set my hand(s) and seal(s), this 8th
day of January, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Samuel U. Hardie, III (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Samuel U. Hardie, III, a married man
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 8th day of January, A. D., 19 88

Diana B. Deal
Notary Public.

Exhibit "A"

Parcel #3
Commence at the S.W. corner N.W. 1/4 S.W. 1/4 Section 18 Township 20 South Range 1 East run North along the section line a distance of 90.72 feet to the point of beginning thence continue North for 321.42 feet to the Southwest Right of Way Line of Shelby County Road #49 thence turn a deflection angle of 151° 31' 51" right an run along said road R/W line a distance of 133.87 feet thence turn a deflection angle of 45° 51' 36" right and run 213.50 feet to the point of beginning .Cointaining 0.24 acres . Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:


Samuel U. Harpelle, III, Grantor

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN 11 PM 12:49


JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	6.50

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