

2520

SEND TAX NOTICE TO:

(Name) Larry Johnson and Glenda Johnson
P. O. BOX 136
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) J. Gust Yearout
2700 SouthTrust Tower
(Address) 420 North 20th Street, Birmingham, Alabama 35203-3283

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,

Five hundred & 00/100

(\$10.00) DOLLARS

That in consideration of Ten and no/100
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~XX~~ I,
Lucy M. Morrow, a single woman

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

From the Northeast corner of the Northeast 1/4 of the Southeast 1/4, Section 2, Township 21-South, Range 1 East, Shelby County, Alabama, run South along a fence marking the east section line a distance of 830.4 feet to a creosote fence post marking the beginning point of subject lot; from said point thus established, continue along said fence a distance of 50.5 feet to a fence corner post; thence run South 86° 46' East along a fence a distance of 105 feet; thence run South 00° 43' 27" East a distance of 669.8 feet to a point on the north right of way line of Alabama Highway No. 25; thence run along said highway right of way line South 77° 08' 40" West a distance of 229.26 feet; thence run North 781.6 feet to a fence corner post; thence run along a fence South 87° 44' East a distance of 110.3 feet, back to the beginning point, and containing 3.66 acres, more or less.

SUBJECT TO: (1) Current taxes (2) Easements, restrictions and rights of way of record

Lucy M. Morrow, a single woman, the grantor herein is one and the same person as Lucy M. Morrow, the grantor in that certain quitclaim deed recorded in Book 078 Page 509 in the Probate Office of Shelby County, Alabama

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 ~~do~~ do for myself ~~and~~ and for my ~~heirs~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~not~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~do~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~heirs~~ 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 28th

day of March, 19 88.

WITNESS:

(Seal)

Lucy M. Morrow (Seal)
Lucy M. Morrow

60 MAR 30 PM 2:26 (Seal)

1. Dead Tax \$ 50

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL 400

STATE OF ALABAMA

Jefferson

COUNTY

the undersigned

a Notary Public in and for said County, in said State.

hereby certify that Lucy M. Morrow, a single woman
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 28th

day of March

A. D., 19 88

Dorothy W. Stealy
Notary Public.