

\$ 500.00

This instrument was prepared by

(Name) Helen G. Sanders

(Address) 2100 Centennial Drive, Birmingham, Alabama 35216

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—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 ----- DOLLARS

and other good and valuable considerations,

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

EMMETT W. CLOUD and wife, MARGARET B. CLOUD

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

✓ JAMES HAROLD JOHNSON and wife, NANCY 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:

The following is a description of a tract of land situated in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said section; thence West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$ , 66.76 feet to the point of beginning and the Westerly right-of-way of Valley View Drive; thence continue along the last stated course, leaving said right-of-way, 150.84 feet to the Easterly right-of-way of Indian Crest Trail; thence 126° 51' 00" right along proposed right-of-way, 1.37 feet to a curve to the right, said curve having a central angle of 07° 10' 01" and a radius of 470.00 feet; thence along the arc of said curve and proposed right-of-way, 58.79 feet to a curve to the right, said curve having a central angle of 109° 58' 59" and a radius of 60.00 feet; thence along the arc of said curve and proposed right-of-way, 115.17 feet to the Westerly proposed right-of-way of Valley View Drive; thence tangent to said curve and along said proposed right-of-way, 33.85 feet to the point of beginning and containing 6,620 square feet or 0.15 acres, more or less.

1. Deed Tax \$ 50

2. Mig. Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL 400

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 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, we have hereunto set our hand(s) and seal(s), this 21st day of July, 19 78.

WITNESS:

STATE OF ALABAMA  
I CERTIFY THAT  
THIS INSTRUMENT WAS FILED

89 JAN -6 AM 10:39

JUDGE OF PROBATE

Emmett W. Cloud (Seal)

Margaret B. Cloud (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Helen G. Sanders, a Notary Public in and for said County, in said State, hereby certify that Emmett W. Cloud and Margaret B. Cloud 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of July, A. D., 1978

At 1. Box - 413-C  
Helen G. Sanders

Helen G. Sanders

Notary Public.