

This form furnished by:

Cahaba Title, Inc.

988-5600

This instrument was prepared by:

(Name) Mitchell A. Spears(Address) P.O. Box 91Montevallo AL 35115

Send Tax Notice to:

(Name) Charles R. Nelson(Address) Route 6 Box 68-BMontevallo AL 35115**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND and 00/100 (\$7,000.00)----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ROGER JOHNSON and wife, EVELYN JOHNSON

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

CHARLES R. NELSON and wife, NELLIE J. NELSON

(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:

Begin at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 5, Township 22 South, Range 3 West, thence from a bearing of South 87 deg. 41 min. East on the South boundary of said Section commence North 79 deg. 43 1/2 min. East a distance of 210.50 feet thence North 50 deg. 19 min. East a distance of 168.00 feet to a concrete right-of-way marker on the North boundary of Shelby County hwy. 17, thence North 69 deg. 17 min. East along this North boundary 228.20 feet to the point of beginning, thence continue along this line 136.52 feet to the P.C. of a curve to the left having a radius of 425.40 feet, thence in a Northeasterly direction along said curve 74.32 feet, thence North 32 deg. 01 min. West a distance of 210.00 feet, thence South 64 deg. 16 min. West a distance of 73.48 feet, thence South 69 deg. 17 min. West a distance of 136.52 feet, thence South 32 deg. 01 min. East a distance of 210 feet to the point of beginning. LESS AND EXCEPT a piece of land of uniform width 35 feet along the Northeast boundary line of the above described land. Said land lying and being a part of the SW 1/4 of the SE 1/4, Section 5, Township 22 South, Range 3 West Shelby County, Alabama. The above described property being one and the same property that was conveyed from Jimmie Holsomback and Leona Holsomback to L. D. Goggins and Lida Bell Goggins in that certain deed recorded In Deed Book 225, Page 880, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: ALL RIGHTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

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 for 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 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 9th day of June, 19 89

WITNESS

1. Deed Tax \$ 7.00

2. Mfg. Tax

3. Recording fee 2.504. Indexing fee 2.00TOTAL 11.50STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS

89 JUN 14 PM 3:00

ROGER JOHNSON

EVELYN JOHNSON

STATE OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

} General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROGER JOHNSON and EVELYN JOHNSON 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.Given under my hand and official seal this 9th day of June, A.D., 1989Shirley J. Spears

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