

SEND TAX NOTICE TO:

(Name) Joseph T. Johnson
(Address) 225 Caliente Drive
Birmingham, AL 35226

This instrument was prepared by

346

(Name) Jack W. Monroe, Jr.
2028 Kentucky Avenue
(Address) Birmingham, AL 35216

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.

That in consideration of One Dollar (\$1.00) and other good and valuable considerations DOLLARS

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

O. E. Johnson and wife, Mittice Johnson

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

Joseph T. Johnson and Patricia 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:

A 240 foot strip along East Line of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West, described as Begin at SE corner of said ten acres and run West along South line a distance of 240 feet; thence run North 660 feet to the North line of said ten acres; thence run East 240 feet to the NE corner of said ten acres; thence run South 660 feet to point of beginning; containing approximately 3 $\frac{1}{2}$ acres.

Subject to:

1. Right of way to Shelby County recorded in Deed Book 86 page 233, in the Probate Records of Shelby County, Alabama.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 228, page 788; Deed Book 104 page 201; all recorded in the Probate Records of Shelby County, Alabama.
3. Except title to one-half interest to minerals underlying caption lands with mining rights and privileges belonging thereto.

1. Deed tax \$ 8.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 13.50

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, we have hereunto set our hand(s) and seal(s), this 5th

day of July, 19 89.

WITNESS:

[Signature] (Seal)

89 JUL 11 AM 10:41 (Seal)

[Signature] (Seal)

STATE OF ALABAMA }
JUDGE OF PROBATE }
COUNTY }

O. E. Johnson (Seal)
Mittice Johnson (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that O. E. Johnson and Mittice 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, A.D. 19 89

BOOK 245 PAGE 787