

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. Charles Robert Wilson
5549 Roy Drive
Helena, Alabama 35080

4231

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$28,500.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I or we,

THE ESTATE OF CHRISTINE M. JOHNSON, deceased, by and through her Administrator, CARL S. BARNETT; CARL S. BARNETT, a married man, (individually); and LISA SMITH, a married woman (individually)

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

CHARLES ROBERT WILSON and wife, JOY L. WILSON

(herein referred to as GRANTEEES) 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:

A parcel of land situated in the West 1/2 of the Northwest 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Commence at the Northeast corner of said Northwest 1/4 of the Northwest 1/4; thence in a Southerly direction along the East line thereof, a distance of 1577.9 feet; thence 96 deg. 30 min. right in a Northwesterly direction a distance of 411.92 feet to the point of beginning; thence continue in a Northwesterly direction, for a distance of 150.0 feet to a point on the East right of way line of Roy Drive, said line being 20 feet East of the center of Roy Drive; thence 81 deg. 39 min. 45 sec. right in a Northerly direction along said right of way line, a distance of 70 feet; thence 98 deg. 20 min. 15 sec. right, in a Southeasterly direction a distance of 150.0 feet; thence 81 deg. 39 min. 45 sec. right in a Southerly direction, a distance of 70.0 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 109 page 567 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

The Grantors herein are the sole legal heirs of Christine M. Johnson, who died on June 20, 1986.

The property herein described does not constitute the homestead of the Grantors herein.

TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTEEES, 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 stated 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of October, 1989.

THE ESTATE OF CHRISTINE M. JOHNSON,
deceased

By: Carl S. Barnett
Carl S. Barnett, Administrator

Carl S. Barnett
Carl S. Barnett, Individually

Lisa Smith
Lisa Smith, Individually

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Carl S. Barnett, whose name as Administrator of The Estate of Christine M. Johnson, deceased, 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, in his capacity as such Administrator, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 1989.

(NOTARIAL SEAL)

Donna J. Jeffreys
Notary Public

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl S. Barnett, a married man, individually and Lisa Smith, a married woman, individually, 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 18th day of October, 1989.

(NOTARIAL SEAL)

Donna J. Jeffreys
Notary Public

My Commission Expires: 1/25/90

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NO TAX COLLECTED

1. Deed Tax -----	\$ -----
2. Mfg. Tax -----	\$ -----
3. Recording Fee -----	\$ <u>5.00</u>
4. Index. Fee -----	\$ <u>3.00</u>
5. Notary Fee -----	\$ <u>1.00</u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>10.00</u>

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

89 OCT 24 AM 11:53

Thomas A. Gandy, Jr.
JUDGE OF PROBATE