

1605

Mortgage Tax was paid on this property when Mortgage was recorded in Book 279 Page 179

**WARRANTY DEED  
JOINT TENANCY**

This instrument was prepared by  
Steven R. Sears, attorney  
11 South Main Street, BX Four  
Montevallo, AL 35115-0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

✓ Phillip M Johnson  
BX 799  
Calera, AL 35040

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to establish a joint tenancy with right of survivorship, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Phillip M Johnson and wife Sandra L Johnson, of Rt 1, BX 283, Post Office Box 799, Calera, AL 35040, do grant, bargain, sell, and convey unto Phillip M and wife Sandra L Johnson, of Rt 1, BX 283, Post Office Box 799, Calera, AL 35040 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:

BOOK 280 PAGE 334 Beginning at the center of §20, Twp 22S, R2W, and run S 0°2'W 84 feet to the point of beginning; thence continuing S 0°2'W 192.21 feet to a point on the N margin of a public road; thence S 77°52'W 151.9 feet along the N margin of said road to a point on the E margin of Spring Creek Road; thence along a chord having a bearing of N 46°52'W 105.34 feet to a point on the E margin of said road; thence N 56°0' 271.99 feet to the point of true beginning.

According to a survey of Tommie Logan, Reg land Surveyor #6851, dated June 1, 1970.

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.

We, Phillip M Johnson and wife Sandra L Johnson, do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 26 February 1990.

Central State Bank  
P. O. Box 180  
Calera, AL 35040

Witness:

Charlotte S. Conwell

Phillip M. Johnson (Seal)  
Phillip M Johnson

Charlotte S. Conwell

Sandra L. Johnson (Seal)  
Sandra L Johnson

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Phillip M Johnson and wife Sandra L Johnson, whose names are signed to the foregoing conveyance, and who are (made) 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 26 February 1990.

Edna L. Lajoie  
Notary public

My Commission Expires September 18, 1991

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

90 FEB 27 AM 9:56

James H. Johnson  
JUDGE OF PROBATE

1. Deed Tax	50
2. Mtg. Tax	200
3. Recording Fee	300
4. Indexing Fee	
5. No Tax Fee	100
3. Certified Fee	
Total	950