

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 -----DOLLARS

and creation of joint tenancy with survivorship
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Edna Alice Johnson, a widow

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

✓ Edna Alice Johnson and Andrew J. 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:

Begin at the Northwest Corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run easterly along the north boundary of said $\frac{1}{4}$ for 1317.77 feet to a point, being approximately 20 feet west of the centerline of County Highway 48; thence turn an angle of 85 deg. 06 min. 48 sec. to the right and run along a curve to the left, having a radius of 682 feet and a central angle of 30 deg. 30 min. 52 sec. being approximately 20 feet from the centerline of said County Highway, for an arc distance of 363.22 feet to a point; thence turn an angle of 6 deg. 32 min. 56 sec. to the left from the curve tangent and run 137.94 feet; thence turn an angle of 2 deg 51 min. 42 sec to the left and run 186.29 feet; thence turn an angle of 3 deg. 25 min. 28 sec. to the left and run 204.23 feet to a point, being approximately 20 feet southwest of the centerline of said County Highway; thence turn an angle of 92 deg. 39 min. 54 sec. to the right and run 205.93 feet to a point; thence turn an angle of 91 deg. 57 min. 08 sec. to the left and run 439.94 feet to a point on the east boundary of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East; thence turn an angle of 47 deg. 27 min. 16 sec. to the right and run 37.00 feet along said east boundary of

LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 25th day of June, 19 90.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Edna Alice Johnson (Seal)
_____(Seal)
_____(Seal)

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 Edna Alcic Johnson, a widow whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, A. D., 19 90

Jelly Neely
Notary Public.

W $\frac{1}{2}$ of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ to a point; thence turn an angle of 89 deg. 54 min. 37 sec. to the right and run 51.00 feet to a point; thence turn an angle of 89 deg. 54 min. 37 sec. to the left and run 141.00 feet to a point on the south boundary of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 1; thence turn an angle of 89 deg. 54 min. 37 sec. to the right and run along the south boundary of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$ and the south boundary of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 1 for a distance of 1943.91 feet to a point being the southwest corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence turn an angle of 90 deg. 02 min. 08 sec to the right and run along the west boundary of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ for 1335.43 feet to the point of beginning.

Said parcel is lying in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 1, Township 21 South, Range 1 East, and contains 50.82 acres.

Edna Alice Johnson is the widow of Elwood Johnson, deceased, and the surviving grantee in deeds recorded in Deed Book 253, page 546, and Deed Book 231 page 586, in the Probate Office of Shelby County, Alabama.

1. Deed Tax	.50
2.	
3.	5.00
4.	3.00
5.	
6.	1.00
Total	9.50

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

90 JUL 18 PM 12: 03

JUDGE OF PROBATE

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

\$

This form furnished by

HARRISON, CONWILL, HARRISON

& JUSTICE

P. O. Box 557

Columbiana, Alabama 35051

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