

SEND TAX NOTICE TO:

(Name) J. Willard Johnson & Robbie Johnson
P.O. Box 56
 (Address) Sterrett, AL 35147

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

J. Willard Johnson and wife, Robbie Johnson
 (herein referred to as grantors) do grant, bargain, sell and convey unto

J. Willard Johnson and wife, Robbie 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 part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, containing 10.8285 acres, more or less, and being more particularly described as follows:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, thence run North along and with the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 97.16 feet to a point; thence turn right 83°-54' and run northeasterly 448.79 feet to a point; thence turn a right interior angle of 145°-13' and run northeasterly 171.22 feet to the Point of Beginning, an iron pin found; thence turn a right interior angle of 125°-32' 28" and run northwesterly 250.04 feet to an iron pin found; thence turn a left interior angle of 10°-33' 33" and run southeasterly 70.19 feet to a point; thence turn a left interior angle of 344°-30' and run northerly 74.35 feet to an iron pin found; thence turn a left interior angle of 206°-57' 53" and run northwesterly 89.29 feet to an iron pin found; thence turn a left interior angle of 88°-27' 07" and run northeasterly 166.51 feet to a point; thence turn a left interior angle of 245°-55' 03" and run northerly 661.37 feet to an iron pin set; thence turn a left interior angle of 86°-26' 27" and run easterly 650.69 feet to a 1-inch open iron pipe found in a rock pile; thence turn a left interior angle of 92°-39' 28" and run southerly 632.33 feet to a 1-inch open iron pipe found in a rock pile; thence turn a left interior angle of 81°-48' 19" and run northwesterly 243.52 feet to 1 1/2-inch open iron pipe; thence turn a left interior angle of 170°-26' 39" and run northwesterly 381.17 feet to an iron axle found; thence turn a left interior angle of 295°-15' 24" and run southeasterly 183.75 feet to an iron pin found; thence turn a left interior

(CONTINUED ON REVERSE SIDE)

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 21st

of November December, 19 92

WITNESS:

(Seal)

(Seal)

(Seal)

J. Willard Johnson

J. Willard Johnson

Robbie Johnson

Robbie Johnson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Willard Johnson and wife, Robbie 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 21st day of November December, A. D., 19 92

Peggy J. Linton

Notary Public.

04:05 PM
 12/21/1992
 SHELBY COUNTY JUDGE OF PROBATE
 9:30
 1992-30892
 002 NCD

angle of 180°-22' 13" and run southeasterly 455.98 feet to an iron pin set; thence turn a left interior angle of 72°-15'37" and run westerly 139.06 feet to an iron pin found; thence turn a left interior angle of 160°-10'31" and run northwesterly 109.59 feet to the Point of Beginning, making a closing left interior angle of 124°-11' 46". Subject to the following easements for access across the property:

Easement for Public Road

Commence at the SW corner of the SE¼ of the NW¼ of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, thence run North along and with the west line of said ¼-¼ section 97.16 feet to a point; thence turn right 83°-54' and run north-easterly 448.79 feet to a point; thence turn a right interior angle 145°-13' and run northeasterly 171.22 feet to the southwest parcel corner and the Point of Beginning of said easement; thence turn a right interior angle of 125°-32'28" and run northwesterly along the westerly parcel boundary 32.19 feet to a point; thence turn a left interior angle of 38°-21'26" and run southeasterly 26.22 feet to a point; thence turn a left interior angle of 197°-13'23" and run southeasterly 132.56 feet to a point; thence turn a left interior angle of 197°-26'02" and run southeasterly 56.33 feet to a point; thence turn a left interior angle of 195°-14' and run westerly 45.0 feet to a point on the easterly parcel boundary; thence turn a left interior angle of 95°-07'15" and run southeasterly 15.0 feet along said boundary to the southeast parcel corner situated in Redbird Drive; thence turn a left interior angle of 72°-15'37" and run westerly along the southerly parcel boundary 139.06 feet to a parcel corner; thence turn a left interior angle of 160°-10'31" and run northwesterly along the southerly parcel boundary 109.59 feet to the Point of Beginning, making a closing left interior angle of 124°-11'46" and containing 0.0779 acres, more or less.

Easement for Private Road

Commence at the SW corner of the SE¼ of the NW¼ of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, thence run North along and with the west line of said ¼-¼ section to a point; thence turn right 0°-03'29" and run 418.35 feet to a point; thence turn a left interior angle of 89°-03'29" and run easterly 552.08 feet to the Point of Beginning; thence turn a left interior angle of 96°-20'32" and run southeasterly along the westerly parcel boundary 179.45 feet to a point; thence turn a right interior angle of 12°-44'50" and run northerly along the easterly edge of said road 69.10 feet to a point; thence turn a right interior angle of 169°-13'06" and continue northerly along the easterly edge of said road 117.20 feet to a point; thence turn a right interior angle of 2°-58'30" and run southerly 74.35 feet to a point; thence turn a right interior angle of 344°-30' and run north-westerly 70.19 feet to the Point of Beginning, making a closing interior angle of 10°-33'33", and containing 0.0411 acres, more or less.

SIGNED FOR IDENTIFICATION:


J. Willard Johnson


Robbie Johnson

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

Inst # 1992

12/21/1992-30892
04:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO

TO

Inst # 1992-30892