

SEND TAX NOTICE TO:

MARY P. CANNON

(Name) HARRIS C. CANNON, III

195 COUNTY ROAD# 39

(Address) CHELSEA, ALABAMA 35043

This instrument was prepared by

(Name) Gene W. Gray, Jr.

2100 SouthBridge Parkway Suite 650

(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FOUR THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS

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

LULA JOHNSON a single person

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

HARRIS C. CANNON, III and MARY P. CANNON

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

THE PROPERTY CONVEYED BY/SUBJECT OF THIS DOCUMENT IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to:

Advalorem taxes for the year 1993 which are a lien, but not due and payable until October 1, 1993.

Easements, rights of way and restrictions of record.

\$ 51,500.00 of the consideration was paid from the proceeds of a mortgage loan.

GRANTOR warrants that what appears to be a joint drive as shown on survey of Joseph Conn dated May 13, 1993, will not be one and GRANTOR makes no claim to use, nor grants ~~no~~ rights over her remaining property.

FRANK JOHNSON passed away on or about MAY 29, 1992, and LULA JOHNSON, the GRANTOR herein is the surviving GRANTEE from the deed to FRANK JOHNSON and LULA JOHNSON.

06/29/1993-19010  
02:20 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

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, I have hereunto set my hand(s) and seal(s), this

day of JUNE 14, 19 93

WITNESS:

(Seal)  
(Seal)  
(Seal)

(Seal) Lula Johnson  
(Seal) LULA JOHNSON  
(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,

hereby certify that LULA JOHNSON

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

day of JUNE 14

A.D. 19 93

Gene W. Gray, Jr.

Notary Public.

Inst # 1993-19010

## Exhibit "A"

Commence at the Northwest corner of the SW 1/4 of the SE 1/4, Section 26, Township 19 South, Range 1 West, Shelby County, Alabama and run thence Easterly along the North line of said quarter-quarter section 372.85 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 39 and the point of beginning of the property being described; thence turn 133° 50' 14" right and run Southwesterly along said right of way line 125.47 feet to a point; thence turn 77° 35' 17" left and run Southeasterly 348.95 feet to a point; thence turn 101° 20' 30" left and run Northeasterly 203.27 feet to a point; thence turn 83° 01' 06" left and run Northwesterly 348.02 feet to a point on the same said Southeasterly right of way line of Highway No. 39; thence turn 98° 03' 07" left and run Southwesterly along said right of way line 51.52 feet to the point of beginning.

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