

SEND TAX NOTICE TO:

(Name) RICHARD A. JOHNSON, II

2037 HIGHLANDS DRIVE

(Address) HOOVER, AL 35244

This instrument was prepared by

(Name) _____

(Address) _____

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS.

\$500⁰⁰/₈

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor, J.D. SCOTT CONSTRUCTION CO., INC. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

RICHARD A. JOHNSON, II and TINA LYNN JOHNSON

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

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A"
ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN
FOR ALL PURPOSES.

12/08/1993-39188
02:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HJS 11.50

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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, J. R. SCOTT
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of DECEMBER 1993
J.D. SCOTT CONSTRUCTION CO., INC.

ATTEST:

By

J. R. Scott

Vice President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, THE UNDERSIGNED

a Notary Public in and for said County in said

State, hereby certify that J. R. SCOTT

whose name as

Vice - President of J.D. SCOTT CONSTRUCTION CO., INC.

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the

8th

day of DECEMBER, 1993

Martha B. Ferguson
Notary Public

COMMISSION EXPIRES

Inst # 1993-39188

A part of Lot 44, The Highlands 1st Sector as recorded in Map Book 17, page 100, in the Office of the Judge of Probate. Shelby County, Alabama, being more particularly described as follows:

Begin at the Southeast corner of said Lot 44, thence run in a Northeasterly direction along the Southeast line of said Lot 44 for a distance of 48.54 feet to an iron pin set; thence turn an angle to the left of 165 degrees 54 minutes 58 seconds and run in a Southwesterly direction for a distance of 51.70 feet to an iron pin set on the Southwest line of said Lot 44, said iron also being on the Northeast right-of-way line of Highland Drive as recorded in said The Highlands 1st Sector and also on a curve to the right having a central angle of 14 degrees 34 minutes 27 seconds and a radius of 50.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the Southwest line of said Lot 44 for a distance of 12.72 feet to the point of beginning. Said part of Lot 44 containing 301 square feet, more or less.

1993-39188

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