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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Luther Johnson, Jr.

(Address) _____

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 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 Twenty Five Thousand and no/100 ----- DOLLARS

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

Ronnie L. Hunt and wife, Sherry F. Hunt

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

Luther Johnson, Jr. and wife, Jimmy F. 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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to easements, restrictions and rights of way of record.

Inst # 1994-12071

04/12/1994-12071
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WCD 36.00

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, we have hereunto set our hand(s) and seal(s), this 8th day of April, 19 94.

WITNESS:

(Seal)

Ronnie L. Hunt (Seal)
Ronnie L. Hunt

(Seal)

Sherry F. Hunt (Seal)

(Seal)

Sherry F. Hunt (Seal)

STATE OF ALABAMA
Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronnie L. Hunt and Sherry F. Hunt whose name s 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 8th day of April, A.D., 19 94

Notary Public.

Inst # 1994-12071

A lot in the Town of Columbiana, Alabama, described as follows: Beginning at a point where the West line of Thompson Street intersects the North line of an alley running from the Grammar School in said town West to the lot formerly owned by W. B. Browne and run thence North along the West side of Thompson Street 200 feet more or less to the southeast corner of a lot sold by W. J. Horsley and wife to Myra Miles, thence West along the South line of said lot sold to Miles 210 feet more or less to the East line of lot owned by W. W. Carter; thence South along the East line of said W. W. Carter lot 200 feet, more or less, to the North line of the alley above referred to, thence East along the North line of said alley 210 feet more or less to the point of beginning, and being a part of the lot bought from Alice B. Liles and conveyed by deed recorded in Volume 47 on page 502.

LESS AND EXCEPT that property sold to Ben E. Lavender and Joyce Louise Lavender by deed dated July 30, 1965, recorded in Deed Book 236, Page 797, described as follows: Begin at the intersection of the West line of Thompson Street with the North line of Carter's Lane and run thence North along the West line of Thompson Street 100 feet to a point; thence West and parallel with the North line of Carter's Lane 145 feet; thence South and parallel with the West line of Thompson Street 100 feet to the North line of Carter's Lane; thence along same East 145 feet to the point of beginning.

ALSO LESS AND EXCEPT that property sold to Ben E. Lavender and Joyce Louise Lavender by deed dated June 17, 1966 recorded in Deed Book 243, Page 76, described as follows: Commence at a point where the West line of Thompson Street intersects the North right of way line of Carter's Lane and run thence West and along the North line of Carter's Lane 145 feet to the SW corner of a lot heretofore conveyed to Ben Lavender and wife to the point of beginning; thence continue in the same direction West along said right of way line 65 feet, more or less to the SE corner of the Methodist Church lot; thence along said North 100 feet, more or less, to a concrete post, being the SW corner of the B.Z. Cooper's home lot; thence East and parallel with the North right of way some of Carter's Lane 65 feet, more or less, to the NW corner of said lot heretofore conveyed to said Ben Lavender and wife; thence along same South 100 feet, more or less, to point of beginning.

Situated in Shelby County, Alabama.

Inst # 1994-12071

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