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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:

Central State Bank
P. O. Box 180
Calera, AL 35040

(Name) Michael L. Wood

(Address) 5046 Hwy 17
Helena, AL 35080

This instrument was prepared by

(Name) Michael T. Archison, 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 Twelve Thousand Nine Hundred Sixty Four and no/100 ----- DOLLARS

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

Lewis W. Johnson and wife, Jeanie M. Johnson

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

Michael L. Wood and Gena H. Wood

(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 Southeast corner of the SW 1/4 of the SW 1/4 of Section 8, Township 24 North, Range 15 East; thence run North along the East line of said 1/4-1/4 for 1495.84 feet to the Easterly right of way of a County Road; thence 136 degrees 30 minutes 23 seconds left run 54.17 feet to a curve to the left having a radius of 94.02 feet; thence run along said curve for 48.87 feet; thence continue along said right of way for 23.94 feet to a curve to the right having a radius of 153.16 feet; thence run along said curve for 49.56 feet; thence continue along said right of way for 55.17 feet to a curve to the left having a radius of 262.4 feet; thence run along said curve for 191.07 feet; thence continue along said right of way for 96.73 feet to a curve to the right having a radius of 539.32 feet; thence run along said curve for 217.02 feet; thence continue along said right of way for 247.87 feet to a curve to the right having a radius of 253.22 feet; thence run along said curve for 129.13 feet; thence continue along said right of way for 60.85 feet to a curve to the left having a radius of 448.92 feet; thence run along said curve for 215.75 feet; thence continue along said right of way for 334.97 feet to the South line of said 1/4-1/4; thence 104 degrees 55 minutes 32 seconds left run 465.93 feet to the point of beginning. Situated in Shelby County, Alabama.

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

****MORTGAGE TAX PAID ON MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.****

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 18 day of April, 1994.

WITNESS:

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

Lewis W. Johnson (Seal)
Jeanie M. Johnson (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lewis W. Johnson and Jeanie M. Johnson 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 18th day of April, A. D., 1994

Letty Collins
MY COMMISSION EXPIRES JANUARY 29, 1998
Notary Public.

Inst # 1994-13243