

SEND TAX NOTICE TO:

(Name) Joe F. Johnson, Jr.

(Address) 243 Road 39 Chelsea, AL

35043

This instrument was prepared by

(Name) Linda Johnson

(Address) 239 Road 39 Chelsea, AL 35043

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Professional Title Services, Inc. Birmingham, Al.

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS

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

Linda Johnson-An Unmarried Woman

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

Joe F. Johnson, Jr. -An Unmarried Man and Linda Johnson -An Unmarried Woman

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

Shelby County, Alabama to-wit:

TRACT 1

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, THENCE RUN NORTH ALONG THE WEST LINE OF SAID 1/4 SECTION FOR 314.47 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 466.79 FEET; THENCE TURN 97°56'02" RIGHT AND RUN SOUTHEASTERLY FOR 109.04 FEET; THENCE TURN 82°03'58" RIGHT AND RUN SOUTHERLY FOR 403.94 FEET TO A POINT ON THE NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY; THENCE TURN 86°07'38" RIGHT AND RUN SOUTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY FOR 118.10 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.07 ACRES.

ALSO A 15 FOOT WDE EASEMENT FOR INGRESS AND EGRESS BEING 7.5 FEET WDE ON EACH SIDE OF A CENTERLINE, SAID CENTERLINE BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE RUN NORTH ALONG THE WEST LINE OF SAID 1/4 SECTION FOR 935.10 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD #39; THENCE TURN 33°37'32" AND RUN NORTH-EASTERLY ALONG SAID ROAD RIGHT OF WAY FOR 13.54 FEET TO THE POINT OF BEGINNING; THENCE TURN 146°22'28" RIGHT AND RUN SOUTHERLY FOR 166.16 FEET TO THE END OF SAID CENTERLINE.

Inst # 1994-22659

07/19/1994-22659
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 forth my hand(s) and seal(s), this 19th

day of April, 19 94.

WITNESS:

[Signature] (Seal)

(Seal)
(Seal)

[Signature] (Seal)

(Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Deborah B. Harris, a Notary Public in and for said County, in said State,

hereby certify that Linda Johnson, an unmarried woman 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, 19th day of April, A. D., 19 94

Commission Expires 1/6/96

[Signature] Notary Public