

This instrument was prepared by:  
Anthony D. Snable, Attorney  
2700 Highway 280 South  
Suite 101  
Birmingham, Alabama 35223

**Send Tax Notices to:**

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
 ) KNOW ALL MEN BY THESE PRESENTS  
JEFFERSON COUNTY )

That in consideration of FIFTY THOUSAND and 00/100----- (\$50,000.00) Dollars to the undersigned Grantor(s), Linda Johnson, an unmarried woman (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said Ralph M. Glenn and Janice Glenn (herein referred to as Grantee(s), 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:

1. Advalorem taxes for the current tax year 1994.
2. Easements, restrictions and reservations of record.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this  
29th day of July, 1994.

*Linda Johnson*  
Linda Johnson

Inst # 1994-24673

08/08/1994-24673  
10:42 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 63.50

Inst # 1994-24673

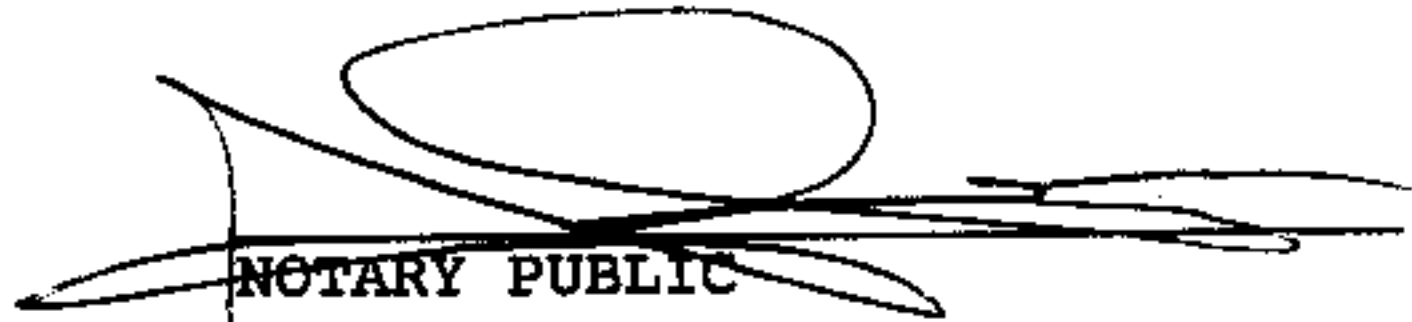
STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Linda Johnson**, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 29th day of July, 1994.

(NOTARIAL SEAL)

  
NOTARY PUBLIC

My Commission Expires: 10-4-95

EXHIBIT A

Commence at the Southwest corner of the West 1/2 of the Southwest 1/4 of the Southeast 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 781.26 feet; thence turn 97°56'02" right and run southeasterly for 109.04 feet; thence turn 82°03'58" right and run southerly for 72.68 feet to the point of beginning; thence turn 90°00'00" left and run easterly for 201.87 feet; thence turn 90°00'00" right and run southerly for 241.92 feet to a point on the northerly right of way line of the Seaboard Coast Line Railroad; thence turn 66°07'38" right and run southwesterly along said right of way for 220.76 feet; thence turn 113°52'22" right and run northerly for 58.62 feet; thence turn 74°51'25" left and run northwesterly for 69.90 feet; thence turn 95°05'24" right and run northeasterly for 195.10 feet; thence turn 20°13'59" left and run northerly for 71.32 feet to the point of beginning.

ALSO THE FOLLOWING DESCRIBED EASEMENT FOR INGRESS AND EGRESS:

A 15 foot wide easement for ingress and egress being 7.5 feet wide 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 the Southeast 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 northeasterly 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 158.59 feet; thence turn 82°03'58" left and run southeasterly for 122.56 feet to the point of a curve to the right, said curve having a radius of 55.00 feet and run along the arc of said curve for 61.77 feet to the point of tangent to said curve at said point; thence continue along said tangent for 41.58 feet to the end of said centerline.

ALSO THE FOLLOWING PARCEL:

Commence at the Southwest corner of the West 1/2 of the Southwest 1/4 of the SE 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 781.26 feet to the point of beginning; thence continue along the last described course for 153.84 feet to a point on the southerly right of way line of County Road #39; thence turn 33°37'32" right and run northeasterly along said road right of way for 26.57 feet; thence turn 84°36'57" right and run southeasterly for 737.18 feet to a point on the northerly right of way line of Seaboard Coast Line Railroad; thence turn 127°53'09" right and run southwesterly along said railroad right of way for 387.42 feet; thence turn 113°52'22" right and run northerly for 241.92 feet; thence turn 90°00'00" left and run westerly 201.87 feet; thence turn 90°00'00" right and run northerly for 72.68 feet; thence turn 82°03'58" left and run northwesterly for 109.04 feet to the point of beginning.

Inst # 1994-24673

08/08/1994-24673  
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*JA*