

This Form Provided By
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) John D. Harrison
1245 20th Avenue
(Address) Calera, Alabama 35040

This Instrument was prepared by

(Name) Mike T. Archison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-6 Rev. 3/83

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-One Thousand, Nine Hundred Fifty and no/100----- DOLLARS

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

Louise J. Ryan, Successor Co-Trustee of the Jake H. Johnson, Living Trust, dated November 9, 1984, as recorded in Real Record 18, Page 720, in Probate Office of Shelby County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto

John D. Harrison and Margaret Harrison

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

Shelby

County, Alabama to-wit:

From the Northeast corner of Block 260, Dunstan's Map of Calera, run a tie line along the South right of way line of 20th Street, 229.18 feet to the beginning point of subject parcel of land; from said point, continue along said R/W line North 89 degrees 52 minutes 46 seconds West 110.53 feet; thence South 01 degrees 48 minutes 58 seconds West 166.8 feet; thence along a fence South 89 degrees 56 minutes 52 seconds West 115.72 feet; thence North 00 degrees 01 minutes 57 seconds West 166.84 feet, back to the beginning point; being a part of Lots 5 & 6, Block 259, Dunstons Map of Calera. Being situated in Shelby County, Alabama.

According to the survey of J.S. Pilkington, PE - LS, Ala. Reg. No. 1304, Cert. No. CA-0329-LS.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way, and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 1994-32800

11/03/1994-32800
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 I have hereunto set my hand(s) and seal(s), this 20th

day of October, 19 94.

WITNESS:

Richard Singleton, Notary Public (Seal)

Julie A. George (Seal)

R. O. P. Bell (Seal)

STATE OF ~~ALABAMA~~ FLORIDA

COUNTY

Louise J. Ryan (Seal)
Louise J. Ryan, as Successor Co-Trustee
of the Jake H. Johnson Living Trust (Seal)
dated November 9, 1984, recorded in Real
Record 18, Page 720, in Probate Office (Seal)
of Shelby County, Alabama.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Louise J. Ryan,
whose name as Successor Co-Trustee of the Jake H. Johnson Living Trust 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, in her capacity as such Trustee

Given under my hand and official seal this 20th day of October



RICHARD SINGLETON
My Comm. Exp. 3/16/97
Bonded By Service Inc.
No. CC267146
(1) Personally Known (1) Other I.D.
Notary Public.