

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. Atchison, Attorney  
Post Office Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1 Rev. 5/88  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S 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 GRANTEEES herein, the receipt whereof is acknowledged, we,  
Helen Peacock, 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 GRANTEEES) 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, Dunstan's Map of Calera. Being situated in Shelby County, Alabama.

According to the survey of J.S. Pilkington, PG - 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.

\$21,591.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

\$925.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

11/03/1994-32801  
09:05 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 grantee 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of October, 1994.

WITNESS:

NANCY A. GRAMZOW \_\_\_\_\_ (Seal)  
Notary Public, State of Florida  
My Comm. expires April 28, 1998 \_\_\_\_\_ (Seal)  
Comm. No. 00-368548 \_\_\_\_\_ (Seal)

*Helen Peacock* (Seal)  
Helen Peacock, 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

STATE OF ALABAMA FLORIDA  
COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Helen Peacock, whose name is 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, A.D. 19 94.

*Nancy A. Gramzow*

Notary Public

ATTA

1994-32801  
Inst