

SEND TAX NOTICE TO:

(Name) Alice Lucile Johnson and Jim Johnson
(Address) P.O. Box 1345
Columbiana, Al. 35051

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(Address) Columbiana, Al. 35051

\$ 500.00

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 ONE DOLLAR & other good and valuable consideration DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alice Hobson, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alice Lucile Johnson and husband, Jim Johnson
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

A parcel of land situated in Section 23, Township 21 South, Range 1 West, described as: Begin at the NW corner of NE 1/4 of SE 1/4 of said Section 23, and run South 680 feet to South Right of Way of Industrial Road; thence run Northeast 53 feet; thence Southeast 264 feet, to Railroad; thence Northeast 360 feet; thence Northwest 742.87 feet to point of beginning.
EXCEPT: Right of way of Industrial Road.

It is intended to convey all right, title and interest of grantor in all properties located in Section 23, Township 21 South, Range 1 West, whether correctly described, or not.

Grantor is the sold remaining heir of Hilliard Gibbs, the grantee in that certain deed dated May 28, 1873, recorded in Deed Book S, page 120, in the Probate Records of Shelby County, Alabama.

Description herein furnished by parties hereto.

05/23/1995-13439
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 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 here 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 12th day of May, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Alice Hobson
(Alice Hobson) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alice Hobson 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 12th day of May, A. D., 19 95

Lancei Brasher
Notary Public.

Inst # 1995-13439