

Grantees' address:
P. O. Box 254
Vincent, Alabama 35178

This instrument was prepared by

Conwill & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100 DOLLARS

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

Ozell Johnson, unmarried

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

Thomas Frank Garrett and Belvin Joy Garrett

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

Shelby County, Alabama to-wit:

Commencing at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East; thence North 0 deg. 44 min. 45 sec. West a distance of 97.05 feet; thence North 3 deg. 36 min. 06 sec. East a distance of 368.09 feet; thence South 48 deg. 49 min. 06 sec. West a distance of 112.93 feet; thence South 39 deg. 22 min. 04 sec. West a distance of 144.24 feet to the Northeast right-of-way of a dirt road for the point of beginning; thence continuing Southwest along said line a distance of 118.04 feet; thence South 31 deg. 24 min. 35 sec. West a distance of 149.86 feet; thence South 28 deg. 47 min. 36 sec. West a distance of 181.48 feet; thence South 34 deg. 10 min. 11 sec. West a distance of 110.46 feet; thence South 35 deg. 18 min. 33 sec. West a distance of 85.75 feet; thence South 45 deg. 31 min. 23 sec. East a distance of 503.93 feet; thence North 46 deg. 18 min. 35 sec. East a distance of 147.22 feet; thence North 38 deg. 06 min. 30 sec. West a distance of 251.23 feet; thence North 25 deg. 16 min. 09 sec. East a distance of 357.07 feet; thence continuing Northeast along said line a distance of 35.87 feet; thence North 31 deg. 52 min. 01 sec. West a distance of 82.67 feet; thence north 29 deg. 35 min. 48 sec. West a distance of 91.42 feet; thence north 23 deg. 16 min. 12 sec. West a distance of 96.02 feet to the point of beginning; said described tract containing 4.60 acres, more or less.

CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 my hands(s) and seal(s), this 14th day of September, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Ozell Johnson (Seal)
Ozell Johnson
By: William W. Johnson (Seal)
William W. Johnson, as Attorney in Fact
for Ozell Johnson (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William W. Johnson, whose name, as Attorney in Fact for Ozell Johnson 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 he, as such Attorney in Fact executed the same voluntarily on the day the same bears date. for and as the act of the said Ozell Johnson.

Given under my hand and official seal this 14th day of September A. D., 19 95.

William W. Johnson
Notary Public.

Form 31-A

09/15/1995-25820
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

Conwill & Justice

Inst # 1995-25820

It is warranted that Guy Johnson is deceased, having died on May 24, 1986.

This property being a portion of that property conveyed to Guy Johnson and wife, Ozell Johnson by deed dated December 6, 1957 and recorded in Deed Book 191, Page 12 in the Probate Office of Shelby County, Alabama.

Inst # 1995-25820

09/15/1995-25820
02:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$ _____
Deed Tax \$ _____ \$ _____

This form furnished by

CONWILL & JUSTICE

P. O. Box 557

Columbiana, Alabama 35051