

SEND TAX NOTICE TO:

(Name) Joe F. Johnson Jr.

(Address) 249 Hwy 39  
Chelsea, AL 35043

This instrument was prepared by

(Name) Linda Johnson

(Address) 101 Massey Road Alabaster, AL 35007

Parcel #09-07-26-0-002-035.001

Form 1-1-S 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,

\$ 500.00

That in consideration of One Dollar and No/100 DOLLARS

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

Linda Johnson, an Unmarried Woman

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

Joe F. Johnson Jr. A Married Man and Tammy Johnson A Married Woman  
Linda Johnson An Unmarried Woman

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

Shelby County, Alabama to-wit:

Located in Section 26, Township 19 S, Range 1 West

Commence at the Southwest Corner West 1/2 Southwest 1/4 of the SouthEast 1/4, North 314.47' to Point of Beginning, continue North 166.79, East 109.04'; South 144; Southwest 195.1; Southeast 69.9; South 58.62 to Railroad, Southwest 128 to Point of Beginning.

08:40 AM CERTIFIED  
12/12/95  
SHELBY COUNTY JUDGE OF PROBATE  
9.00

Inst # 1995-35574

ALSO THE FOLLOWING DESCRIBED EASEMENT FOR INGRESS AND EGRESS:

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.

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 none 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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this 12th day of December, 19 95.

WITNESS:  
Wanda S. Cason (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Linda Johnson (Seal)

STATE OF ALABAMA }  
COUNTY }  
I, Deborah A. Smith, a Notary Public in and for said County, in said State, hereby certify that Linda Johnson, 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.

08:48 AM CERTIFIED  
12/12/95  
SHELBY COUNTY JUDGE OF PROBATE  
9.00

Given under my hand and official seal this 12th day of December, A. D., 19 95  
Deborah A. Smith MY COMMISSION EXPIRES NOVEMBER 12, 1997