

send tax notice to:

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Five Thousand Six Hundred Fifty and NO/100 dollars (\$66,650.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, Wilson B. Johnson and his wife, Barbara C. Johnson, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto Darryl D. Lee and his wife, Pamela J. Lee, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

1320 Ashville Road, Montevallo, Alabama and also described as follows: A parcel of land containing .413 acres, more or less, located in the East half of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows: Commence at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama; thence run South 83 degrees, 57 minutes, 08 seconds West along the Quarter line 1113.36 feet to the point of beginning; thence South 5 degrees, 03 minutes, 58 seconds East, 38.51 feet; thence South 84 degrees 58 minutes, 00 seconds West, 158.28 feet to the East Right-Of-Way of Alabama Highway 119; thence North 6 degrees, 21 minutes, 49 seconds West, 145.70 feet along said Right-Of-Way; thence North 83 degrees, 57 minutes, 05 seconds East, 110.26 feet; thence South 5 degrees, 58 minutes, 05 seconds East, 110.00 feet; thence North 83 degrees, 57 minutes, 08 seconds East, 49.61 feet to the point of beginning.

This legal description is taken in its entirety from the survey of Barton F. Carr, Reg. No. 16685, dated on 31st of July, 1996.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 1st day of August, 1996 at 968 North Main Street, Montevallo, Alabama.

GRANTORS

Wilson B. Johnson
Barbara C. Johnson

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of August, 1996.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5-13-2000

st # 1996-25182

THIS INSTRUMENT PREPARED BY
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
968 NORTH MAIN STREET
MONTEVALLO, AL 35115
(205) 665-4357

08/05/1996-25182
10:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC3 11.50

Inst # 1996-25182