

This instrument was prepared by

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Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: **CHARLES BOLES and**
(Name) **EMILY ELAINE BOLES**

(Address) **361 VALENTINE CIRCLE**

WILSONVILLE AL 35186

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY THOUSAND and 00/100----- (\$50,000.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOHN H. JOHNSON, a married man and Bobbie Faye Johnson, his wife

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

CHARLES BOLES and wife, EMILY ELAINE BOLES

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of
them in fee simple, the following described real estate situated in SHELBY County,
Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,
AS THOUGH FULLY SET OUT HEREIN.

Inst # 1996-31252

09/20/1996-31252
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCS 26.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, 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 19th
day of September, 19 96

WITNESS

(Seal)

(Seal)

(Seal)

John H Johnson (Seal)
JOHN H. JOHNSON

Bobbie Faye Johnson (Seal)
BOBBIE FAYE 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 JOHN H. JOHNSON and wife, BOBBIE FAYE JOHNSON
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 19th day of September A.D. 19 96

My Commission Expires 9/97

Notary Public

EXHIBIT "A"

A parcel of land in the NE 1/4 of the NE 1/4 of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

From the Southwest corner of the NE 1/4 of the NE 1/4, Section 7, Township 21 South, Range 2 East, run North along the West boundary of said 1/4-1/4 a distance of 588.66 feet; thence right 81 deg. 01 min. a distance of 291.03 feet to the point of beginning; thence continue a distance of 197 feet, more or less, to where elevation 397 feet above mean sea level occurs on the bank of the Coosa River; thence Northward along said elevation line to a point which is 137 feet from the last described point measured in a straight line; thence Westward a distance of 163.3 feet; thence left 86 deg. 27 min. a distance of 19.02 feet; thence right 76 deg. 56 min. a distance of 52.04 feet; thence left 84 deg. 45 min. a distance of 129.12 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 141 page 82 and Deed Book 228 page 180 in Probate Office.

Riparian Rights, if any, in and to the use of Lay Lake.

Any loss and/or claim which may result from the fact that a mobile home rests on the subject property and that it is not presently attached to the land or that it might at some later time be severed from the land.

Flood rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 246 page 583 in Probate Office.

Rights and privileges in connection with the use of that certain boat launch site together with the right to fish from the bank of Lay Lake as stated in those certain deeds recorded in Deed Book 289 page 650 and Deed Book 305 page 620 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HERewith, IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF \$35,000.00.

JOHN H. JOHNSON IS THE SURVIVING GRANTEE OF DEED RECORDED IN REAL 151 PAGE 218 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, FRANCES R. JOHNSON HAVING DIED ON OR ABOUT THE 26TH DAY OF JANUARY, 1989.

Dated: 9/19/96

John H. Johnson
JOHN H. JOHNSON

Bobbie Faye Johnson
BOBBIE FAYE JOHNSON

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