

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 One Hundred and no/100----- DOLLARS
and other good and valuable consideration

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

Marvin W. Johnson and wife, Martha Jean Johnson

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

Stoney W. Johnson and Kimberly 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:

From the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 21 South, Range 2 East, run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1090.27 feet; thence left 86 deg. 03 min. a distance of 195.24 feet to a point; thence right 110 deg. 0 min. and run 156 feet to a point; thence turn 180 deg. and run 156 feet to a point on the North line of property owned by Joseph S. Bruno by Deed Book 319, Page 940; thence right 70 deg. and run 184.95 feet along said Joseph S. Bruno property and along the North line of the Jack C. Mitchell property by Deed Book 302, Page 392 to a point; thence right 116 deg. 24 min. and run 301.8 feet to a point; said point being designated as Point "A" and being the Southeast corner of the lot previously conveyed to Stoney W. Johnson in Inst.# 1993-07795; thence turn an angle to the left of 95 deg. 16 min. and run a distance of 141.36 feet to a point on the East right-of-way line of Shelby County Highway 25; thence turn an angle to the right of 95 deg. 16 min. and run Northeasterly along the East right-of-way line of Shelby County Highway 25 a distance of 168.30 feet; thence turn an angle to the right of 63 deg. 55 min. and run a distance of 89 feet to a point; said point being the point of beginning of the property herein conveyed and being the Northeast corner of that lot previously conveyed to Stoney Johnson in Inst.# 1993-07795; thence continue along last described

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, we have hereunto set our hands(s) and seal(s), this 28th day of September, 1996.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Marvin W. Johnson (Seal)
Marvin W. Johnson
Martha Jean Johnson (Seal)
Martha Jean 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 Marvin W. Johnson and wife, Martha Jean 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of September, A. D., 1996.

Form 31-A Notary Public.

09/30/1996-32112
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 13.00

Conwill & Justice

Inst # 1996-32112

course a distance of 80 feet to a point; thence run in a Southeasterly direction, parallel to the East line of said tract previously conveyed to Stoney Johnson in Inst.# 1993-07795 a distance of 200 feet to a point; thence run in a Southwesterly direction a distance of 80 feet to Point "A"; thence run in a Northwesterly direction a distance of 199 feet to the point of beginning of the property herein conveyed.

1996-32112

09/30/1996-32112
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 13.00

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