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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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This instrument was prepared by

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Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER TITLE INSURANCE CORPORATION, Birmingham, Alabama

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,

Lloyd Smith and wife, Janice Smith,

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

Lewis W. Johnson and wife, Jeanie M. 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1997-04177

02/07/1997-04177
02:45 PM CERTIFIED
SHELBY COUNTY JOE B. FREEMAN
NOTARY PUBLIC

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 one 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, we have hereunto set our hand(s) and seal(s), this 31st day of January, 19 97

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lloyd Smith and wife, Janice Smith,

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 31st day of January, A. D., 19 97

[Signature]
Notary Public

My Commission Expires: 10/16/2000

Inst # 1997-04177

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the Northeast corner of the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Southerly along the East boundary of said 1/4-1/4 for 217.00 feet to the point of beginning of the parcel herein described; thence turn an angle of 88 degrees 27 minutes 01 seconds to the right and run 211.10 feet; thence turn an angle of 88 degrees 27 minutes 01 seconds to the left and run Southerly for 1445.77 feet to a point in Fourmile Creek; thence turn an angle of 54 degrees 42 minutes 57 seconds to the left and run along said creek 58.93 feet; thence turn an angle of 11 degrees 09 minutes 49 seconds to the left and run along said creek 142.02 feet; thence turn an angle of 7 degrees 20 minutes 51 seconds to the left and run along said creek 356.85 feet; thence turn an angle of 47 degrees 04 minutes 04 seconds to the left and run along said creek 197.24 feet; thence turn an angle of 30 degrees 17 minutes 29 seconds to the left and run along said creek 143.27 feet; thence turn an angle of 78 degrees 48 minutes 53 seconds to the right and run along said creek 241.93 feet; thence turn an angle of 40 degrees 26 minutes 23 seconds to the left and run along said creek 183.84 feet; thence turn an angle of 22 degrees 22 minutes 47 seconds to the right and run along said creek 105.00 feet; thence turn an angle of 37 degrees 59 minutes 49 seconds to the left and run along said creek 203.04 feet; thence turn an angle of 45 degrees 00 minutes 59 seconds to the right and run along said creek 142.60 feet; thence turn an angle of 97 degrees 44 minutes 30 seconds to the left and leaving said creek run 212.45 feet to a point, being the Southeast corner of the SE 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 16 minutes 40 seconds to the left and run Westerly along the South boundary of said 1/4-1/4 for 1353.85 feet to a point, being the Southwest corner of the SE 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East; thence turn an angle of 89 degrees 49 minutes 53 seconds to the right and run Northerly along the West boundary of said 1/4-1/4 for 1105.62 feet to the point of beginning.

Said parcel is lying in the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East, and the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama.

EASEMENT:

Commence at the NE corner of deed of Wanda S. Collum as recorded in Instrument #1995-1728, said point being the NE corner of SW 1/4 of SW 1/4, Section 26, Township 20 South, Range 1 East; thence run Westerly along the North line of said deed a distance of 47 feet, more or less, to the centerline of an existing driveway leading South from Shelby County Highway #56, to the Northerly boundary of said deed; from said point, the strip described is a strip of property, being 30 feet in width, running Northerly along the centerline of said driveway, lying 15 feet on either side of said centerline to the intersection of the South right of way of Shelby County Highway #56. Situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress, egress, and utilities over and across the following described property:

A fourteen foot easement over and across the North 14 feet of the East 60 feet, more or less, of the SW 1/4 of the SW 1/4 and over the East 14 feet of the North 217.00 feet of the SW 1/4 of the SW 1/4 of Section 26, Township 20 South, Range 1 East, Shelby County, Alabama.

Inst # 1997-04177

02/07/1997-04177
02:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCJ 21.00