

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

Inst # 1997-13061

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND TWO HUNDRED THIRTY FIVE & NO/100---- (\$1,235.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joe F. Johnson, Jr. and wife, Tammy Johnson and Linda Johnson, (herein referred to as grantors), do grant, bargain, sell and convey unto Charles Thornton, Jr. and wife, Dawn Thornton (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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description Attached As Exhibit "A".

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

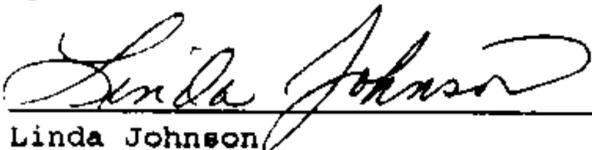
GRANTEES' ADDRESS: 249 Highway 39 Chelsea, Alabama 35043

\* a single individual

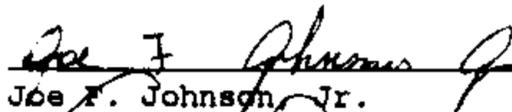
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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.

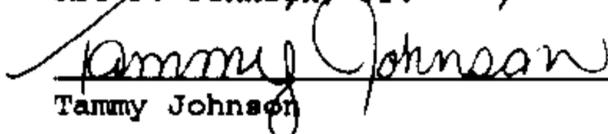
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of April, 1997.

  
Linda Johnson

(SEAL)

  
Joe F. Johnson, Jr.

(SEAL)

  
Tammy Johnson

(SEAL)

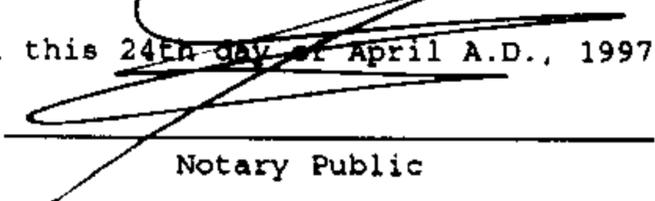
STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe F. Johnson, Jr. and wife, Tammy Johnson and Linda 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 24th day of April A.D., 1997

\* a single individual

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES 12/31/99  
1997-13061

04/28/1997-13061  
03:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 12.50

EXHIBIT "A"

A parcel of land in the SW 1/4 of the SE 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of the West 1/2 of SW 1/4 of the SE 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run North along the West line of said 1/4 section for 314.47 feet to a point on the Northerly right of way line of the Seaboard Coast Line Railroad and the point of beginning; thence continue along the last described course for 466.79 feet; thence turn 97 deg. 56 min. 02 sec. right and run Southeasterly for 109.04 feet; thence turn 82 deg. 03 min. 58 sec. right and run Southerly for 144 feet; thence turn 20 deg. 13 min. 59 sec. right and run Southwesterly for 195.10 feet; thence turn 95 deg. 05 min. 24 sec. left and run Southeasterly for 69.90 feet; thence turn 74 deg. 51 min. 25 sec. right and run Southerly for 58.62 feet to a point on the northerly line of said Railroad right of way; thence turn 66 deg. 07 min. 38 sec. right and run Southwesterly along said Railroad right of way for 118.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Also a 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 SW corner of the W 1/2 of the SW 1/4 of the SE 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 No. 39; thence turn 33 deg. 37 min. 32 sec. and run northeasterly along said road right of way for 13.54 feet to the point of beginning; thence turn 146 deg. 22 min. 28 sec. right and run southerly for 166.16 feet to the end of said centerline.

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