

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and No/100 Dollars (\$500.00) 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, Edwin H. Johnson and wife, Peggy B. Johnson, who signs for the sole purpose of relinquishing whatever marital rights she may have in said property, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto James Allen Morrison, and wife, Ramona J. Morrison (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:

Commence at the Northeast Corner of the W1/2 of the SE1/4 of the NW1/4, Section 1, T-21S, R-1E; thence run southerly along the east boundary of said W1/2 of SE1/4 of NW1/4 for 210.50 feet; thence turn an angle of 90 degrees 06 minutes 37 seconds to the right and run 20.00 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 210.00 feet to a point; thence turn an angle of 90 degrees 06 minutes 37 seconds to the left and run 395.00 feet to a point on the northeastern margin of County Highway 48; thence turn an angle of 47 degrees 57 minutes 26 seconds to the left and run along said margin of County Highway 48 for 105.43 feet; thence turn an angle of 2 degrees 42 minutes 54 seconds to the left and continue along said margin of County Highway 48 for 170.26 feet to a point on the west line of an easement to the Lewis W. & Jeanie Mae Johnson property; thence turn an angle of 129 degrees 19 minutes 40 seconds to the left and run northerly along the west boundary of said easement for 573.11 feet to the point of beginning. Said parcel is lying in the W1/2 of the SE1/4 of the NW1/4, Section 1, T-21S, R-1E, and contains 2.34 acres.

The right-of-way of County Highway 48, based on records in the County Engineer's Office is, "prescriptive use", therefore may vary in width. It is the intent by this conveyance to deed to the prescriptive use right-of-way of said County Highway 48.

Subject to all easements and rights-of-way heretofore vested.

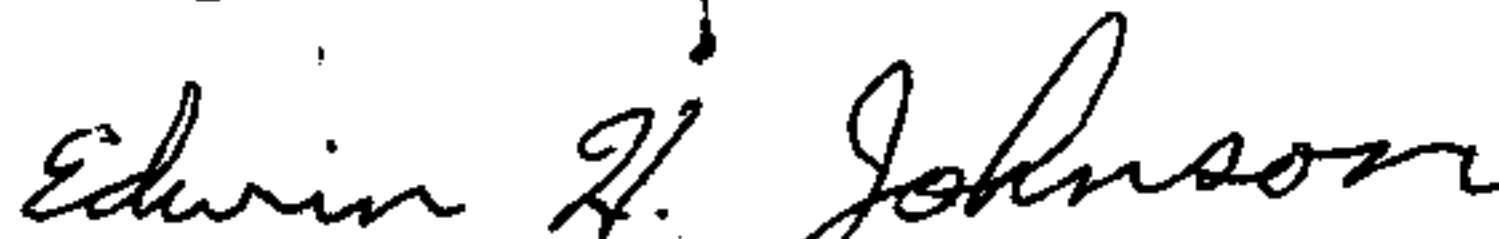
08/18/1997-26198
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.00

Inst # 1997-26198

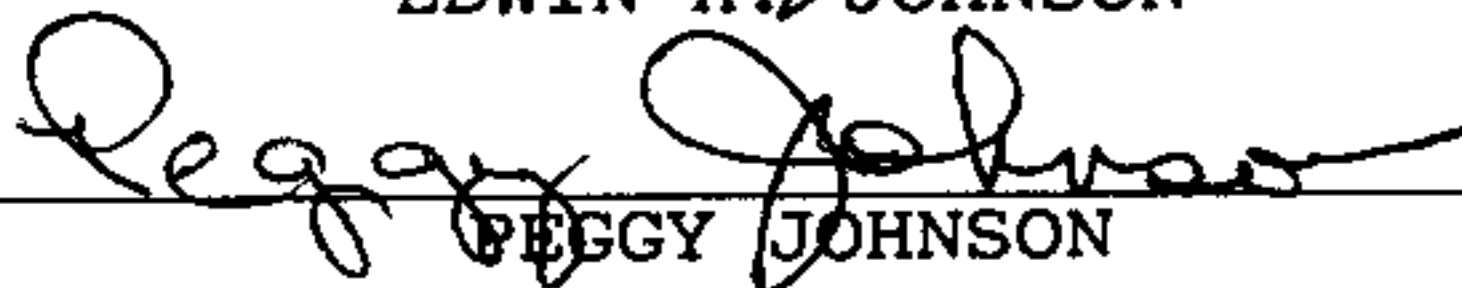
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 16th day of August, 1997.



EDWIN H. JOHNSON



PEGGY JOHNSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Edwin H. Johnson, whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of August, 1997.



Notary Public

My Commission Expires:

3/4/2001

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Peggy Johnson, whose name is signed to this deed and who signs for the sole purpose of relinquishing whatever marital rights she may have in said property, who is known to me acknowledged before me on this day, that being informed of the contents of the deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of August, 1997.


Notary Public
My Commission Expires: 3/4/2001

This instrument was prepared by
William P. Powers
Attorney At Law
P.O. Box 1626
Columbiana, AL 35051

✓ Send Tax Notice To:
James Allen Morrison
Ramona J. Morrison
P.O. Box 176
Wilsonville, AL 35186

Inst # 1997-26198

08/18/1997-26198
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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