

Grantees' address:

~~701 Highway 221~~  
~~Montevallo, Alabama 35115~~

This instrument was prepared by

Conwill & Justice

P. O. Box 557

Columbiana, Alabama 35051

✓ 3649 Hwy. 22  
Montevallo, AL 35115

Inst # 1997-37759

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand and no/100----- DOLLARS

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

Lorraine Farr Hughes, a married woman

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

✓ Jerry W. Johnson and Carol D. 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:

Surface rights only to house & lot. Begin at a point 1015.0 feet North and 428.3 feet West of the center stake of Section 5, Township 22 South, Range 3 West, in Shelby County, Alabama, from above point run South 79 deg. 50 min. West 207.7 feet; thence South 45 deg. 00 min. East 242.2 feet; thence North 55 deg. 00 min. East 150.0 feet; thence in a Northwesterly direction 148.7 feet to point of beginning. Containing Nine-Tenths of one acre, more or less.

This deed being the same property conveyed to Robert F. Farr, Clarice Farr and Pearl Farr in 1961 by T. H. Brantley and wife, Lucille Brantley as shown by deed recorded in Deed Book 213, Page 695 in the Probate Office of Shelby County, Alabama.

Grantor warrants that Pearl Farr died December, 1966 and that Clarice Farr died October 1984. Both died without a will, having never married and having no children and leaving surviving only Robert F. Farr and Grantor, Lorraine Farr Hughes. Said Robert F. Farr died March 1997 and willed the above described property to the Grantor, Lorraine Farr Hughes.

The above described property does not constitute any part of Grantor's homestead.

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, I have hereunto set my hands(s) and seal(s), this 19<sup>th</sup> day of November, 19 97.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Lorraine Farr Hughes (Seal)  
Lorraine Farr Hughes  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(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 Lorraine Farr Hughes, a married woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of November, A. D., 19 97.

Form 31-A

Notary Public.

11/19/1997-37759  
03:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCR 19.90