

This instrument prepared by:  
John N. Randolph, Attorney  
Srote & Perrott P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Terry W. Johnson  
Glenda F. Johnson  
7966 Highway 22  
Montevallo, AL 35115

Inst. # 1998-15952

## WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **One Hundred Nine Thousand and 00/100 (\$109,000.00) Dollars** to the undersigned grantor in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, **Myrtle Rutherford, unmarried** (herein referred to as grantor) do grant, bargain, sell and convey unto **Terry W. Johnson and Glenda F. Johnson** (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

The East 284 feet of the North 1/2 of the NE 1/4 of SW 1/4 of Section 1, Township 22 South, Range 3 West; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 101, page 63, and Deed Book 177, page 382, in Probate Office.
3. Right of Way granted to Shelby County by instrument(s) recorded in Deed Book 174, page 166, in Probate Office.
4. Easement(s) to Plantation Pipe Line as shown by instrument recorded in Deed Book 112, page 272, in Probate Office.
5. Less and except any portion of the land lying within the road right of way.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st of May, 1998.

 Myrtle Rutherford (Seal)  
Myrtle Rutherford

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Myrtle Rutherford, unmarried 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May, 1998.

  
Notary PUBLIC  
Affix Seal

Inst. # 1998-15952

05/04/1998-15952  
09:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DDI MCW 117.50