

This instrument was prepared by

Conwill & Justice

P. O. Box 557

Columbiana, Alabama 35051

Grantees' Address:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- DOLLARS
and conveyance of new easement

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Charles Vincent Johnson and Deborah Lynn Johnson, husband and wife

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

Patricia Sims and husband Lloyd F. Sims

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Grantors hereby release and reconvey to Grantees an easement 16 feet wide south of and
adjacent to the north line of the Southwest quarter of the Southwest quarter, Section
4, Township 20 South, Range 1 East, running west from the west property line of the below
described tract of land to County Road #55, which easement was granted by Grantees to
Grantors' predecessors in title:

Commence at the Southeast corner of the Southwest quarter of the Southwest quarter of
Section 4, Township 20 South, Range 1 East; thence run north on the quarter-quarter
line for 1080.0 feet to the point of beginning of the land served by the easement being
released; thence left 89 degrees, 58 minutes, 35 seconds and parallel with the south
quarter-quarter line for 828.0 feet; thence right 89 degrees, 58 minutes, 56 seconds for
254.50 feet to the north quarter-quarter line; thence right 90 degrees, 26 minutes, 05
seconds and along said quarter-quarter line for 828.0 feet to the east quarter-quarter
line; thence right 89 degrees, 33 minutes, 34 seconds and along said quarter-quarter
line for 248.47 feet to the point of beginning.

It is the intention of the Grantors to release and reconvey to Grantees only the
easement referred to above and not any right, title, or interest in and to the land
served by said easement.

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, WE have hereunto set OUR hands(s) and seal(s), this 27th
day of July, 1998.

WITNESS:

Cathy Swenson (Seal)
Cathy Moore (Seal)
(Seal)

Charles Vincent Johnson (Seal)
Charles Vincent Johnson (Seal)
Deborah Lynn Johnson (Seal)
Deborah Lynn Johnson (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charles Vincent Johnson and Deborah Lynn Johnson, husband and wife
whose name s 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 27th day of July, A. D. 1998

Form 31-A

Kathy Brasher
Notary Public.

Inst # 1998-34703

09/04/1998-34703
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRN 9.00