

This instrument was prepared by

Conwill & Justice

P. O. Box 557

Columbiana, Alabama 36051

Grantees' Address:
127 Brooklane Drive
Westover, AL 35080

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 reconveyance and release of old easement
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Patricia Sims and Lloyd F. Sims, husband and wife

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

Charles Vincent Johnson and Deborah Lynn 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:

A 30 foot easement for the purpose of ingress, egress, and utilities as described as follows: Commence at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East, and run south along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 248.47 feet; thence turn an angle of 90° 01' 25" right and run a distance of 595.20 feet to the point of beginning; thence turn an angle of 77° 59' 12" left and run a distance of 230.78 feet to the point of ending of the centerline of said easement. Said easement is 30 feet in width, being 15 feet on each side of the above described centerline.

According to survey of Rodney Y. Shiflett, AL Reg. #21784, June 1, 1998.

Inst # 1998-34704

09/04/1998-34704
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.00

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 17th
day of July, 19 98.

WITNESS:

Carla DeLellis (Seal)
Marilee Roberts (Seal)

Patricia Sims (Seal)
Lloyd F. Sims (Seal)
Lloyd F. Sims (Seal)

STATE OF ~~Alabama~~ Tennessee
~~SHELBY~~ Washington COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Sims and Lloyd F. Sims, wife and husband 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.

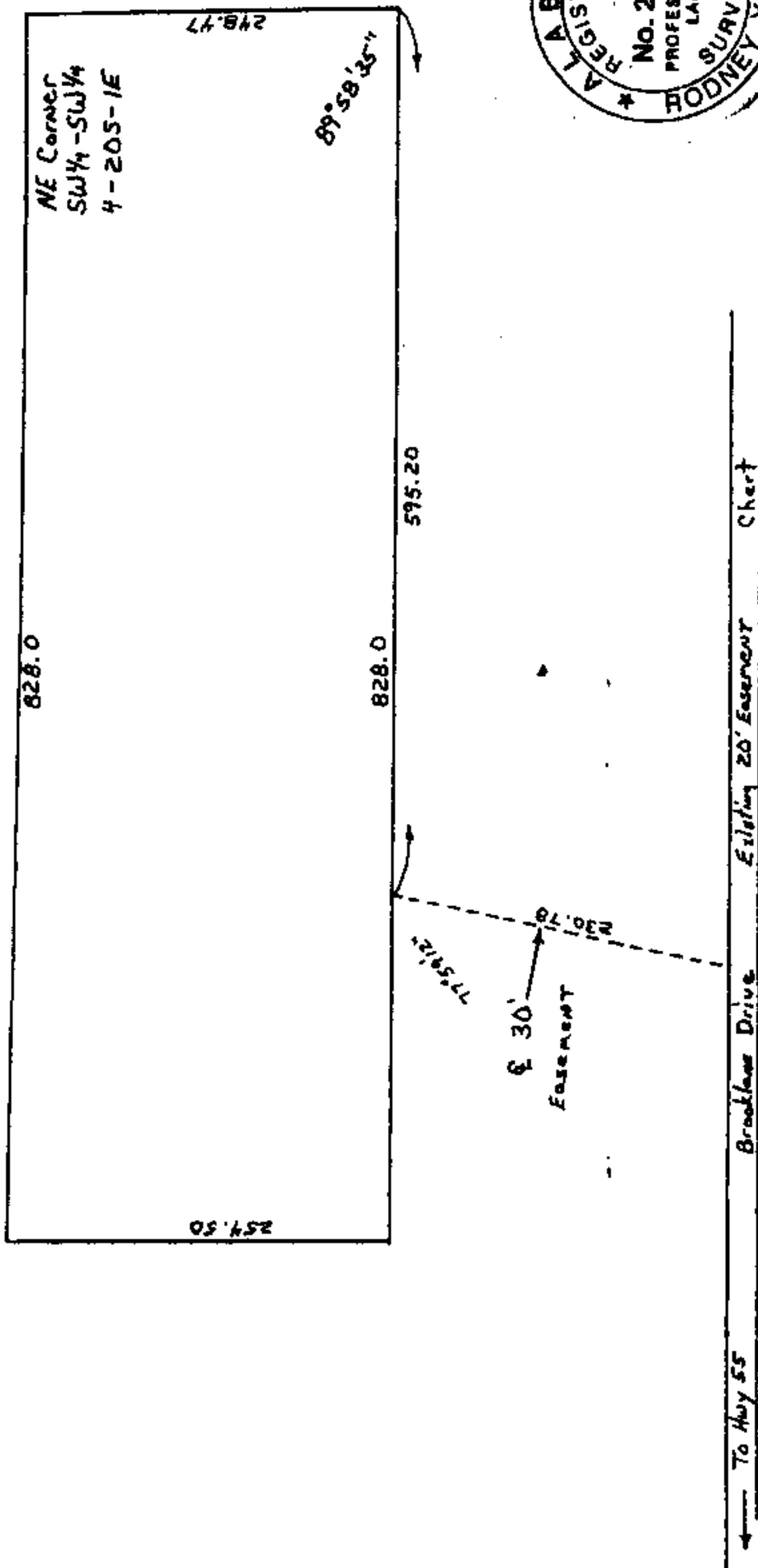
Given under my hand and official seal this 17 day of July, A. D., 19 98

Carol H. Ferguson
Notary Public

Form 51-A

My Commission Expires
January 31, 2001

Justice



STATE OF ALABAMA
COUNTY OF SHELBY

A 30 foot easement for the purpose of ingress, egress, and utilities as described as follows: Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, and run south along said 1/4-1/4 line a distance of 248.47 feet; Thence turn an angle of 90°01'25" right and run a distance of 595.20 feet to the point of beginning; Thence turn an angle of 77°59'12" left and run a distance of 230.78 feet to the point of ending of the centerline of said easement. Said easement is 30 feet in width, being 15 feet on each side of the above described centerline.

According to my survey of June 1, 1998. Rodney Y. Shifflett
Rodney Y. Shifflett AL Reg #21784



Inst # 1998-34704

09/04/1998-34704
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.00