

SEND TAX NOTICE TO:

(Name) JEFF K. AND APRIL JOHNSON  
(Address) 5565 Highway 49  
COLUMBIANA, ALABAMA 35051

This instrument was prepared by

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of (\$30,000.00) THIRTY THOUSAND DOLLARS & NO/100 DOLLARS

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

WILLIAM F. DOROUGH AND WIFE, GLADYS C. DOROUGH

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

JEFF K. JOHNSON AND WIFE, APRIL H. 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:

SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION

Inst # 1999-07422

02/22/1999-07422  
04:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 HRS 41.00

TO HAVE AND TO HOLD Unto the said GRANTEES 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 (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 hand(s) and seal(s), this 22<sup>nd</sup>

day of February, 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

William F. Dorough

WILLIAM F. DOROUGH

Gladys C. Dorough

GLADYS C. DOROUGH

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, Me undersigned Authority, a Notary Public in and for said County, in said State, hereby certify that William F. Dorough and wife Gladys C. Dorough 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 22<sup>nd</sup>

day of

February

A. D. 19 99

James F. Pearson  
Notary Public

EXHIBIT "A"

Commence at the Southeast Corner of the North one-half of the Southeast Quarter of Section 13, Township 20 South, Range 1 West, Shelby County, Alabama; thence run west along the South boundary line thereof for a distance of 39.25 feet to the point of beginning; thence continue west along said line for a distance of 1076.11 feet; thence turn an angle of 128 degrees 32 minutes 11 seconds to the right and run a distance of 652.57 feet; thence turn an angle of 101 degrees 18 minutes 15 seconds to the right and run a distance of 138.23 feet; thence turn an angle of 14 degrees 11 minutes 12 seconds to the left and run a distance of 116.60 feet; thence turn an angle of 00 degrees 39 minutes 00 seconds to the left and run a distance of 256.59 feet; thence turn an angle of 00 degrees 26 minutes 32 seconds to the left and run a distance of 334.35 feet to the point of beginning. Containing 6.0 acres more or less.

Inst # 1999-07422

02/22/1999-07422  
04:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 41.00