

SEND TAX NOTICE TO:

(Name) Gary or Wanda Dimon

(Address) PO Box 67, Crested Butte, CO 81224

This instrument was prepared by:

(Name) Wanda Dimon

(Address) PO Box 67, Crested Butte, Colorado 81224

Form 1-1-5 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 \$8,000.00 DOLLAR
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledge, we:

Alfred Vincent Johnson and wife, Barbara L. Johnson (formerly Barbara Patterson)

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

Gary L. Dimon and wife, Wanda J. Dimon

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the SE Corner of Section 24, Township 19 South, Range 1 East. Thence run north along said section line a distance of 571.14 feet to the point of beginning; Thence continue along last described course a distance of 350.00 feet; Thence turn an angle of 90 deg. 00 min. 00 sec. left and run a distance of 247.37 feet; Thence turn an angle of 90 deg. 00 min. 00 sec. left and run a distance of 350.00 feet; Thence turn an angle of 90 deg. 00 min. 00 sec. left and run a distance of 247.37 feet to the point of beginning, containing 2.00 acres, more or less; Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.

There is also a 30 foot easement for the purpose of ingress, egress, and utilities being described as follows. Commence at the SE Corner of Section 24, Township 19 South, Range 1 East, Thence run north along said section line a distance of 921.14 feet to the point of beginning; Thence continue along last described course a distance of 559.89 feet; Thence turn an angle of 103 deg. 39 min. 02 sec. left and run a distance of 30.87 feet; Thence turn an angle of 76 deg. 20 min. 58 sec. left and run a distance of 552.80 feet; Thence turn an angle of 90 deg. 00 min. 00 sec. left and run a distance of 30.00 feet to the point of beginning, begin the end of said easement.

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 9th day of June, 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

Alfred Vincent Johnson (Seal)
Barbara L. Johnson (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

Elizabeth Ann Patterson, a Notary Public in and for said County, in said State.

hereby certify that Alfred Vincent Johnson and Barbara L. Johnson 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 9th day of June, A.D. 19 99

Elizabeth Ann Patterson
Notary Public

06/10/1999-24344
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 WFS 14.50

Inst # 1999-24344