

This instrument was prepared by

Send Tax Notice To: Michael L. Johnson

(Name) Larry L. Halcomb  
3512 Old Montgomery Highway  
(Address) Birmingham, Alabama 35209

name  
949 Highway 60  
address  
Vincent, AL 35178

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty Five Thousand and No/100 (125,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Mary L. Syphurs, a single woman, and Mary L. Syphurs & Ronald Syphurs as Co-Executors of  
the Estate of William T. Syphurs, deceased, Shelby County Probate Case #38-159  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Michael L. Johnson and Cathleen P. 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 Legal Description on attached Exhibit "A".

Less and except any part of subject property that may lie within the right-of-way of  
a public road.

Subject to taxes for 1999.

Grantors make no warranty of title as to coal, oil, gas and other mineral interests  
in, to or under the land herein described.

Inst # 1999-30312

07/20/1999-30312  
10:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 1995 18.50

\$ 120,105.00 of the purchase price was paid from the proceeds of a mortgage loan  
closed simultaneously herewith.

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 July, 19 99.

Estate of William T. Syphurs, deceased

Mary L. Syphurs (Seal)  
Mary L. Syphurs (Seal)  
\_\_\_\_\_  
(Seal)

By: Mary L. Syphurs (Seal)  
Mary L. Syphurs, Co-Executor  
Ronald Syphurs (Seal)  
Ronald Syphurs, Co-Executor  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that  
Mary L. Syphurs, a single woman  
whose name(s) 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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 9th day of July, A.D., 19 99

Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/02

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Mary L. Syphurs and Ronald Syphurs, as Co-Executors of the Estate of William T. Syphurs 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 in their capacity as Co-Executors of the Estate of William T. Syphurs, deceased, Case #38-159 on the day the same bears date.

Given under my hand and official seal this 9th day of July, 1999

  
\_\_\_\_\_  
Larry L. Halcomb      Notary Public

My Commission Expires: 1/23/02

EXHIBIT "A"

Begin at a 2 1/4" capped pipe in place accepted as the Northeast corner of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 01°43'14" West along the East boundary of said section for a distance of 989.33 feet to a 1/2" rebar being located on the Northerly right-of-way of Shelby County Highway #60; thence proceed North 82°52'22" West along said right-of-way for a distance of 66.22 feet; thence proceed North 83°55'47" West along said right-of-way for a distance of 202.27 feet; thence proceed North 84°39'20" West along said right-of-way for a distance of 137.61 feet; thence proceed North 84°55'45" West along said right-of-way for a distance of 95.47 feet to a 1/2" rebar; thence leaving said right-of-way proceed North 01°43'14" East parallel to the East boundary of Section 11 for a distance of 953.76 feet to a 1/2" pipe being located on the Northerly boundary of Section 11; thence proceed South 88°14'48" East along the Northerly boundary of Section 11 for a distance of 500.26 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northeast one-fourth of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama.

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