

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jeanie M. Johnson

(Address) P.O. Box 176
Wilsonville AL 35186

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY }

That in consideration of Sixty Two Thousand Five Hundred and no/100----- DOLLARS

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

Linda P. Williams, a married woman

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

Lewis W. Johnson; Jeanie W. Johnson and Ramona J. Morrison

(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

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HER SPOUSE.

Inst # 2000-03988

02/25/2000-03988

11:50 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 NPS 12.00

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 the 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 HEREOF, I have hereunto set my hand(s) and seal(s), this 24th day of February, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Linda P. Williams
Linda P. Williams

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Linda P. Williams

whose name 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 24th

day of February A.D. 2000

My Commission Expires: 10/16/2000

Notary Public

EXHIBIT "A"

Real property in the City of Columbiana, Alabama, in the NE 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, with improvements thereon, being more particularly described as follows:

Commence at the point of intersection of the East margin of the sidewalk on the East side of Main Street with the North margin of the sidewalk on the North side of East College Street, and run North along the East margin of the sidewalk along Main Street a distance of 79 feet, more or less, to the point of beginning; then turn right and run in an Easterly direction and along the North line of the lot known as the Barber Shop lot a distance of 60 feet, more or less; then turn left and run in a Northerly direction parallel with Main Street to the Southeast corner of the Old U.S. Post Office Building; then turn left and run in a Westerly direction along the South line of the Old U.S. Post Office Building a distance of 60 feet, more or less, to the East margin of the sidewalk on the East side of Main Street; then turn left and run in a Southerly direction along the East margin of the sidewalk on the East side of Main Street a distance of 16 feet 6 inches, more or less, to point of beginning. It is the intention to convey the building and lot known as the Alabama Power Company Office lot, located on North Main Street, Columbiana, Alabama. Subject to easements providing water and sewage service to the building known as the Barber Shop.

Situated in Shelby County, Alabama.

Inst # 2000-05988

02/25/2000-05988
11:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00