

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) James D. Johnson  
(Address) P.O. Box 412  
Shelby, Al. 35143

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 }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of 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,

James D. Johnson and wife, Karon E. Johnson  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
James D. Johnson and wife, Karon E. Johnson

07/07/2000-22762  
01:04 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 9.00

(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 part of Block 2, of Glasscock's Spring Creek Subdivision as recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama, which is more particularly described as follows:

Commence at the SW corner of the SE1/4 of the NE1/4 of Section 12, Township 24 North, Range 15 East; thence run North along the West line thereof 419.1 feet; thence 42 degrees 54 minutes right run 182.68 feet to the point of beginning; thence continue last described course for 21.7 feet; thence 23 degrees 13 minutes left and run 63.41 feet; thence 14 degrees 57 minutes right and run 76.0 feet; thence 4 degrees 51 minutes left and run 86.51 feet to the 397 contour on Lay Lake; thence run Northwesterly along said contour 157.04 feet; thence run Westerly for 61.53 to the East line of Dantzler property; thence South along the East line of said Dantzler property for 59.39 feet; thence 23 degrees 36 minutes 30 seconds right for 33.00 feet; thence 22 degrees 36 minutes right for 26.9 feet; thence 21 degrees 49 minutes right for 20.0 feet; thence 90 degrees 00 minutes left and run 195.0 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated June 27, 1990. Situated in Shelby County, Alabama.

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 6 day of July, 2000.

WITNESS:

\_\_\_\_\_(Seal) James D. Johnson \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) Karon E. Johnson \_\_\_\_\_(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 James D. Johnson and Karon E. 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 6 day of July, 2000 A. D., 19

*[Signature]*

Inst # 2000-22762