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SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) James D. Johnson
679 Highway 403
(Address) Shelby, Alabama 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 Six Thousand, Eight Hundred Twenty-Three and 68/100----- DOLLARS

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

George Milton Bird, a single man, sole devisee of the Estate of Sidney Maurice Bird, Sr. deceased, Probate Case No. 39-236, in the Probate Office of Shelby County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto

James D. Johnson and wife, Karon E. 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:

Commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 12, Township 24 North, Range 15 East; thence run North along the West line thereof for 419.1 feet; thence 42 degrees 54 minutes right run Northeasterly along the Northwesterly right of way of Fish Camp Drive for 204.38 feet to the point of beginning; thence continue last described course for 265.02 feet to Lay Lake; thence 144 degrees 03 minutes left run along said lake for 55.03 feet; thence 40 degrees 47 minutes 50 seconds left run Southwesterly for 86.51 feet; thence 4 degrees 51 minutes right run Southwesterly for 76.0 feet; thence 23 degrees 13 minutes 30 seconds left run 63.41 feet to the point of beginning. Being part of Block 2 of Glasscock's Spring Creek Subdivision as recorded in Map Book 4, Page 23, in Probate Office.

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

07/14/2000-23644
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 15.50

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 7th day of July, 2000.

WITNESS:

(Seal)

(Seal)

(Seal)

George Milton Bird as Sole Devisee of the Estate of Sidney Maurice Bird, Sr., deceased, Probate Case No. 39-236, in the Probate Office of Shelby County, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that George Milton Bird as Sole Devisee of the Estate of Sidney Maurice Bird, Sr., deceased 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, A.D., 2000.

Notary Public.

Inst # 2000-23644