

This instrument was prepared by:

Grantees' address:  
P.O. Box 178  
Chelsea, Al 35043

William R. Justice  
P.O. Box 1144 Columbiana, Alabama 35051

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

**STATE OF ALABAMA**

**SHELBY COUNTY**            **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Dollar and no/100 (\$1.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, the undersigned **Anthony Mitchem and wife, Candi Mitchem**, Husband and Wife, (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto **Leonard Johnson and Janee' S. Johnson** (herein referred to as GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land in the E ½ of the NW ¼ of Section 9, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:  
Commence at the SE corner of the SE ¼ of the NW ¼ of Section 9, Township 20 South, Range 1 East; thence run West along said ¼ - ¼ line a distance of 206.20 feet; thence turn an angle of 79 deg. 32 min. 27 sec. Right and run a distance of 650.36 feet to the point of beginning; thence continue along last described course a distance of 762.80 feet; thence turn an angle of 79 deg. 27 min. 40 sec. Left and run a distance of 530.09 feet to the centerline of Yellow Leaf Creek; thence turn an angle of 73 deg. 08 min. 31 sec. Left and run a distance of 234.92 feet along said centerline; thence turn an angle of 03 deg. 20 min. 28 sec. Left and run a distance of 224.78 feet along said centerline; thence turn an angle of 01 deg. 53 min. 31 sec. Left and run a distance of 313.20 feet along said centerline; thence turn an angle of 101 deg. 37 min. 36 sec. Left and run a distance of 852.37 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to Easements and Rights-of-way of record.

\$40,000.00 of the consideration stated above was paid by a money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE(S) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR(S) does for GRANTOR(S) and for GRANTOR'S heirs, executors, and

09/19/2000-32877  
01:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 RAB 13.00

Inst # 2000-32877

administrators covenant with the said GRANTEE(S), their heirs and assigns, that GRANTOR(S) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR(S) have a good right to sell and convey the same as aforesaid; that GRANTOR(S) will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set GRANTOR'S hands and seals,  
this \_\_\_\_\_ day of September, 2000.

  
Anthony Mitchem

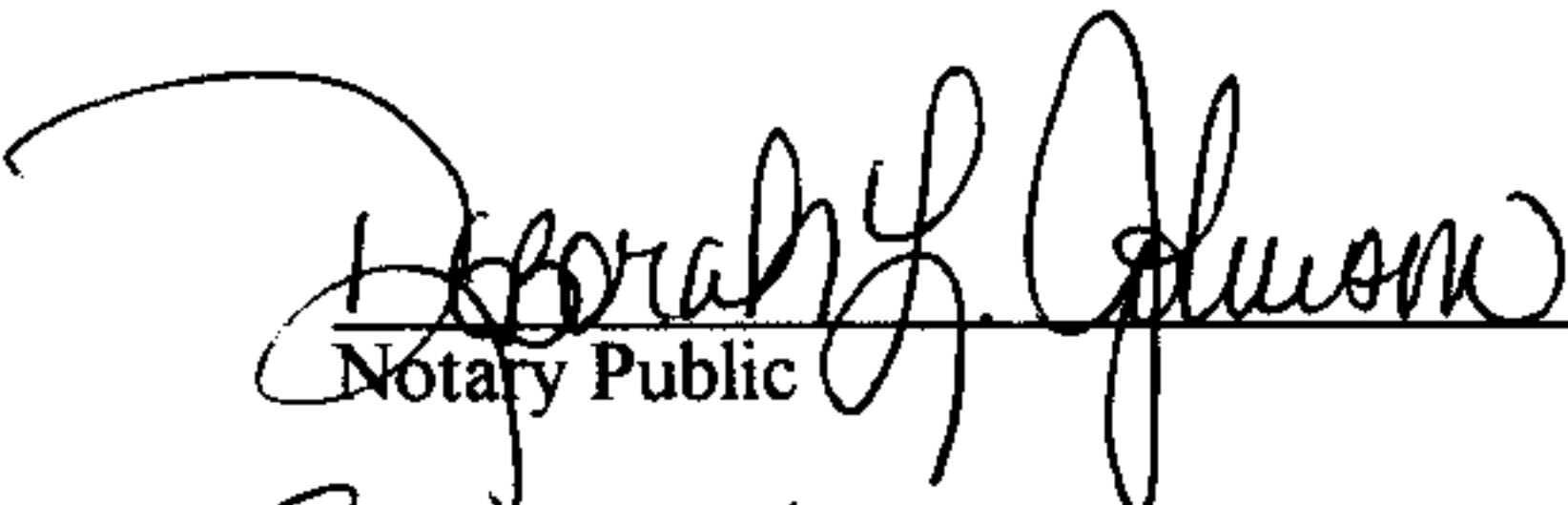
  
Candi Mitchem

STATE OF ALABAMA

SHELBY COUNTY                      General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony Mitchem and Candi Mitchem**, Husband and Wife,, 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 on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of September, 2000.

  
Notary Public  
Expires 9/26/2000

Inst # 2000-32877

09/19/2000-32877  
01:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 13.00