

Original

THIS INSTRUMENT PREPARED BY:

A. DWIGHT BLAIR
BLAIR and PARSONS, P.C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:

JOYCE A. ARMSTRONG
JUANITA McCLANAHAN
297 OLD HANNA ROAD
LEEDS, AL 35094

SURVIVORSHIP DEED

**NO TITLE EXAMINATION
PERFORMED BY PREPARER.**

STATE OF ALABAMA
SHELBY COUNTY

04/23/2002-1881B
11:38 AM CLERK 1111
SHELBY COUNTY JUDGE OF PROBATE
002 MHA 14.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we, BESSIE JOHNSON, a single woman (herein referred to as Grantor whether one or more) do grant, bargain, sell and convey unto JOYCE A ARMSTRONG AND JUANITA McCLANAHAN, (herein referred to as Grantee whether one or more) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

BEGIN AT THE SOUTHWEST CORNER OF THE E1/2 OF THE SW1/4 OF SE1/4 OF SECTION 26, TOWNSHIP 19, RANGE 1 WEST AND RUN NORTH 2 DEG. 45 MIN. WEST 478.5 FEET TO THE SOUTH RIGHT OF WAY LINE OF RAILROAD, THENCE NORTH 70 DEG. EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD A DISTANCE OF 206 FEET, THENCE RUN SOUTH 2 DEG. 45 MIN. EAST 556.6 FEET TO THE SOUTH LINE OF THE SW1/4 OF SE1/4, THENCE WEST ALONG SAID SOUTH LINE 200 FEET TO THE POINT OF BEGINNING, BEING IN THE E1/2 OF THE SW1/4 OF SE1/4 OF SECTION 26, TOWNSHIP 19, RANGE 1 WEST.

BESSIE JOHNSON IS THE SURVIVING SPOUSE OF THAT CERTAIN DEED RECORDED IN BOOK 148, PAGE 499 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA. FREEMAN JOHNSON HAVING DIED ON OR ABOUT THE 23TH DAY OF MARCH, 1984.

DESCRIPTION FURNISHED BY GRANTOR.

TO HAVE AND TO HOLD unto the said Grantee 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 Grantee, 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

Her
Bessie (X) Johnson
MARK

Inst # 2002-1881B

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 Grantee, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s),
this 18 day of April, 2002.

Scott Blair
WITNESS
John S. Parsons
WITNESS

BESSIE JOHNSON HER
MARK

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that BESSIE JOHNSON, 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 18th day of April, 2002.

Connie W. Cook
Notary Public

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Inst # 2002-18818

04/23/2002-18818
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MAW 14.50