

SEND TAX NOTICE TO:

Stephen S. Johnson / Linda T. Johnson

101 North Highland Drive

Columbiana, Alabama 35051

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,


20020430000203070 Pg 1/2 22.50
Shelby Cnty Judge of Probate, AL
04/30/2002 14:01:00 FILED/CERTIFIED

That in consideration of One Hundred Sixty-two Thousand Four Hundred and no/100 Dollars (\$162,400.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we **Malcolm E. Joiner** and wife, **Lou Jean Joiner** (herein referred to as grantors) do grant, bargain, sell and convey unto **Stephen S. Johnson** and wife, **Linda T. 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:

Parcel I:

Commence at the SW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 18.70 feet; thence turn an angle of 88 degrees 05 minutes to the left and run a distance of 964.16 feet to the SE right-of-way line of Alabama State Highway 25; thence turn an angle of 28 degrees 15 minutes to the right along said right of way line a distance of 81.39 feet; thence turn an angle of 87 degrees 30 minutes to the right and run a distance of 190.00 feet to the point of beginning; thence continue in the same direction a distance of 60.00 feet; thence turn an angle of 87 degrees 30 minutes to the left and run a distance of 129.30 feet to the P.C. of a curve; thence continue in the same direction along said curve (whose Delta angle is 63 degrees 00 minutes to the right, Tangent distance is 34.68 feet, Radius is 56.59 feet, Length of arc is 62.22 feet) to the P.T. of said curve; thence turn an angle of 116 degrees 28 minutes to the left from Tangent of said curve and run a distance of 193.19 feet to the P.C. of a curve; thence run along said curve (whose Delta angle is 65 degrees 05 minutes to the left, Tangent distance is 20.00 feet, Radius is 31.34 feet, Length of arc is 35.60 feet) to the P.T. of said curve; thence continue in the same direction a distance of 95.15 feet to the P.C. of a curve; thence run along said curve (whose Delta angle is 61 degrees 30 minutes to the left, Tangent distance is 10.00 feet, Radius is 16.80 feet, Length of arc is 18.04 feet) to the P.T. of said curve and a point on the SE right of way line of Alabama State Highway 25; thence continue in the same direction along said right of way line a distance of 96.79 feet to the NE corner of the Malcolm Joiner lot, as recorded in Deed Book 256, Page 901, in the Judge of Probate Office in Columbiana, Alabama; thence turn an angle of 86 degrees 34 minutes to the left and run along the said Malcolm Joiner lot a distance of 200.17 feet; thence turn an angle of 86 degrees 34 minutes to the right and run along the said Malcolm Joiner lot a distance of 119.30 feet to the P.C. of a curve; thence run along said curve (whose Delta angle is 87 degrees 30 minutes to the right, Tangent distance is 10.00 feet, Radius is 10.46 feet, Length of arc is 15.97 feet) to said curve and the point of beginning. Situated in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

Parcel II:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 18.70 feet; thence turn an angle of 88 degrees 05 minutes to the left and run a distance of 964.16 feet to the SE right of way line of Alabama Highway No. 25; thence turn an angle of 28 degrees 15 minutes to the right and run along said right of way line a distance of 91.39 feet to the point of beginning; thence continue in the same direction along said right of way line a distance of 140.00 feet;

thence turn an angle of 93 degrees 26 minutes to the right and run a distance of 200.17 feet; thence turn an angle of 86 degrees 34 minutes to the right and run a distance of 119.30 feet to the P.C. of a curve; thence run along said curve (whose Delta angle is 87 degrees to the right, Tangent distance is 10.00 feet, Radius is 10.46 feet) to the P.C.; thence continue in the same direction a distance of 180.00 feet to the P.C. of a curve; thence run along said curve (whose Delta angle is 92 degrees 30 minutes to the right, Tangent distance is 10.00 feet, Radius is 9.57 feet) to the P.T. of said curve and the point of beginning. Situated in the SE ¼ of the NE ¼ of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

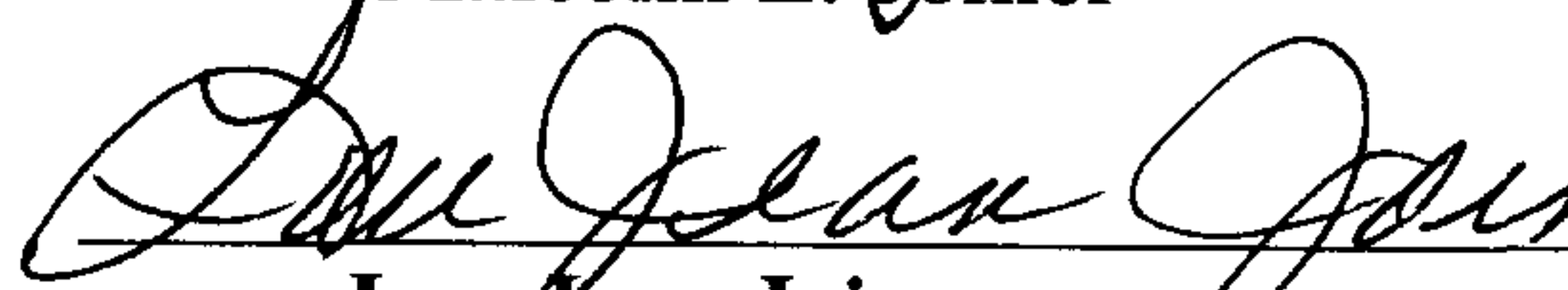
LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: Commence at the SW corner of SE ¼ of NE ¼ of Section 24, Township 21 South, Range 1 West; thence run East along the Southline of said ¼ - ¼ Section a distance of 18.70 feet; thence turn an angle of 88 degrees 05 minutes to the left and run a distance of 964.16 feet to the Southeast right of way line of Alabama State Highway #25; thence turn an angle of 28 degrees 15 minutes to the right and run along said right of way line a distance of 81.39 feet; thence turn an angle of 87 degrees 30 minutes to the right and run a distance of 17.62 feet to the point of beginning of the parcel of land herein conveyed; thence continue in the same direction for a distance of 232.38 feet; thence turn 87 degrees 30 minutes to the left and run 114.30 feet; thence turn 78 degrees 01 minute 30 seconds to the left and run 182.95 feet; thence turn 94 degrees 38 minutes to the left and run 30.80 feet; thence turn 30 degrees 57 minutes 30 seconds to the right and run 66.09 feet; thence turn 32 degrees 23 minutes to the left and run 80.40 feet to the point of beginning. Said parcel of land is lying in the SE ¼ of NE ¼ of Section 24, Township 21 South, Range 1 West.

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, I, or each of us, have hereunto set my or our hands and seals, this 29th day of April, 2002.

 (SEAL)
Malcolm E. Joiner

 (SEAL)
Lou Jean Joiner

STATE OF ALABAMA
SHELBY COUNTY

20020430000203070 Pg 2/2 22.50
Shelby Cnty Judge of Probate, AL
04/30/2002 14:01:00 FILED/CERTIFIED

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Malcolm E. Joiner** and wife, **Lou Jean Joiner**, 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 29th day of April, 2002.

 (SEAL)
Notary Public