

John R. Holliman  
2491 Pelham Parkway  
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR  
LIFE WITH REMAINDER TO  
SURVIVOR

Sales price:\$176,500.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Larry Kent d/b/a Larry Kent Building Co., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Deborah Johnson and Charles Johnson, husband and wife, (hereinafter referred to as GRANTEES), 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 the County of Shelby and State of Alabama, to-wit:

See attached legal description incorporated by reference

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

Deborah Johnson

560 Hwy 440  
CHESEA AL 35043

\$167,675.00 was paid from a first mortgage recorded herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES 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 said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns 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 have hereunto set my hand and seal on this the 12 day of July, 2002.

  
Larry Kent

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Larry Kent d/b/a Larry Kent Building Co., 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of July, 2002.

  
Notary Public

My Commission Expires:

8-29-05

Exhibit A

A parcel of land lying in the SW 1/4 of the SE 1/4, Section 24, Township 19 South, Range 1 West, and more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4, Section 24, Township 19 South, Range 1 West, and run Westerly along the South boundary line of said Section 24, a distance of 390.79 feet to the point of beginning at a point on the Westernmost right of way line of County Highway No. 440; thence continue along said South boundary line a distance of 220.0 feet to a point; thence turn an angle of 101 deg. 53 min. 44 sec. to the right and run Northeasterly a distance of 200.0 feet to a point; thence turn an angle of 78 deg. 06 min. 16 sec. to the right and run Easterly a distance of 220.0 feet to a point on the Westernmost right of way line of County Highway No. 440; thence turn an angle of 101 deg. 53 min. 44 sec. to the right and run Southwesterly along said right of way line a distance of 200.0 feet to the point of beginning; being situated and lying in the SW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama.