

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

(Name) Jeanie Johnson
(Address) 3711 Blue Springs Rd
Wilsonville, AL 35186

This instrument was prepared by:

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,



20020904000423650 Pg 1/1 56.00
Shelby Cnty Judge of Probate, AL
09/04/2002 14:48:00 FILED/CERTIFIED
DOLLARS

That in consideration of Forty Five Thousand and no/100-----

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

Dorothy Lee Robinson, a unmarried woman (AS TO PARCEL I)

Dorothy L. Robinson, a unmarried woman (AS TO PARCEL II)

(herein referred to as grantors) do grant, bargain, sell and convey unto

Lewis W. Johnson and Jeanie Johnson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

PARCEL I: Shelby County, Alabama to-wit:

Commence at the NW corner of SE 1/4 of SE 1/4, Section 2, Township 21 South, Range 1 East and run thence Easterly along the North boundary of said quarter section 660 feet to the East boundary of W 1/2 of said SE 1/4 of SE 1/4; thence South along said East boundary of W 1/2 of SE 1/4 of SE 1/4 to a point which is 160 feet North of the intersection of the East boundary of W 1/2 of SE 1/4 of SE 1/4 with Alabama Highway No. 25; thence turn an angle of 90 degrees right and run thence 100 feet to point of beginning of lot herein conveyed; thence continue in the same direction 100 feet; thence turn an angle of 90 degrees left and run to the North right of way of Alabama No. 25; thence Northeasterly along the North right of way of said Alabama Highway No. 25 to point South of said beginning point which said point is 100 feet measured at right angles from the East boundary of said W 1/2 of said SE 1/4 of SE 1/4; thence North and paralel with the East boundary of said SE 1/4 of SE 1/4 to the point of beginning.

PARCEL II:

Commence at the Northwest corner of SE 1/4 of SE 1/4, Section 2, Township 21 South, Range 1 East and run thence easterly along the North boundary of said quarter-quarter section 660 feet to the East boundary of West Half of said SE 1/4 of SE 1/4 to a point which is 160 feet North of the intersection of the East boundary of said West Half of said SE 1/4 of SE 1/4 with Alabama Highway #25; thence turn an angle of 90 degrees right and run thence 200 feet for point of beginning of the lot herein described and conveyed; thence continue in the same direction 100 feet; thence turn an angle of 90 degrees left and run to the North boundary of the right of way of Alabama Highway #25; thence Northeasterly along the North boundary of said right of way to a point South of the beginning point which is 200 feet measured at right angles from the East boundary of said West Half of said SE 1/4 of SE 1/4; thence Northerly and parallel with the East boundary of said SE 1/4 of SE 1/4 to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

DOROTHY LEE ROBINSON AND DOROTHY L. ROBINSON ARE ONE AND THE SAME PERSON.

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 27th day of August, 2002.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Dorothy L. Robinson (Seal)

Dorothy L. Robinson
Deborah F. Rice, POA (Seal)

BY: Deborah F. Rice, Attorne in Fact, under
Power of Attorney recorded as (Seal)

Instrument #20020904000423650, in 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 Deborah F. Rice, whose name as Attorney in Fact for Dorothy L. Robinson and

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., in her capacity as such Attorney in Fact.

Given under my hand and official seal this 27th day of August A. D., 20 02

My Commission Expires: 10/16/04

Notary Public.