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Shelby Cnty Judge of Probate, AL
10/03/2002 09:49:00 FILED/CERTIFIED

Prepared by and return to:
MATTHEW T. KNIGHT
2078 B VALLEYDALE ROAD
BIRMINGHAM, AL 35244

STATE OF ALABAMA

COUNTY OF SHELBY

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

KNOW ALL MEN BY THESE PRESENTS that in consideration of TEN DOLLARS to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is hereby acknowledged, ARTHUR JOHNSON JR. AND DOROTHY JOHNSON, HUSBAND AND WIFE, (herein referred to as "Grantor"), grants, bargains, sells and conveys unto ARTHUR JOHNSON JR. AND DOROTHY JOHNSON, (herein referred to as "Grantee"), 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:

SEE APPENDIX "A"

This conveyance is made subject to: 1. all restrictions, covenants, rights of ways and easements of record; 2. all mineral and mining rights are excepted. 3. Advalorem taxes for the year 2002.

TO HAVE AND TO HOLD, To the said Grantee its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with said grantee its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The grantor has executed this conveyance, this 03 day of SEPTEMBER, 2002.

(SEAL) Arthur Johnson Jr.

(SEAL) Dorothy Johnson

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county in said State hereby acknowledge that

ARTHUR JOHNSON JR. AND DOROTHY JOHNSON

whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this the 3 day of September, 2002, that being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 3 day of September, 2002.

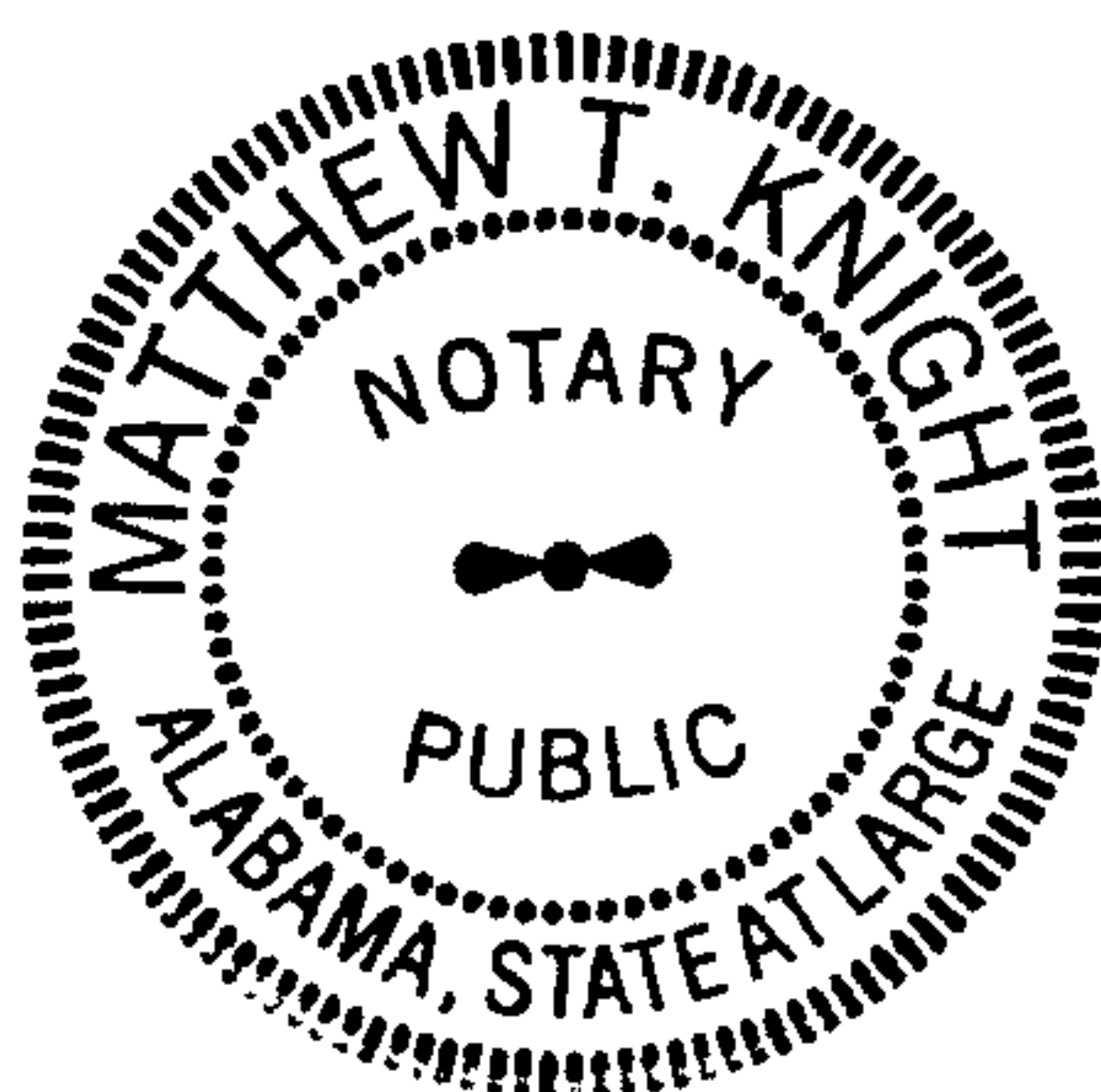
Notary Public Matthew T. Knight

My Commission expires _____

**SCHEDULE A – PARAGRAPH 4 – CONTINUED
LEGAL DESCRIPTION**

A parcel of land being a portion of the Southwest ¼ of the Northeast ¼ of Section 6, Township 19 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, also being a portion of that certain parcel of land as described in Deed Book 300, Page 332 in the Office of the Judge of Probate, Shelby County, Alabama and being more particularly described by the following metes and bounds description prepared from a field survey completed on July 30, 2002, to wit: Commence at the Southeast corner of said Southwest ¼ of the Northeast ¼ of Section 6, being witnessed by a 3" capped pipe found, run thence North 00 degrees 28 minutes 00 seconds East (bearing based on Deed Book 300, Page 332), along the East boundary of said ¼ - ¼, for a distance of 445.28 feet to a rebar set (set ½ inch rebar with plastic yellow cap stamped "CARR 000101.S", hereinafter simply referred to as "rebar set") on the Northwestern right-of-way of Highway 119 (80 foot Right-of-Way); thence continue North 00 degrees 28 minutes 00 seconds East, along said East boundary, for a distance of 537.90 feet (deeded distance) to a rebar set on the South boundary of the North 10 acres of said ¼ - ¼, said point lying South 00 degrees 28 minutes 00 seconds West and 329.00 feet from a 3" capped pipe found in place at the Northeast corner of said ¼ - ¼; thence North 89 degrees 45 minutes 08 seconds West, along the South boundary of said North 10 acres, for a distance of 805.86 feet to a rebar set at the Northeast corner of Lot 3, THE JIMMY HAND SUBDIVISION, as shown on the map or plat thereof, recorded in Map Book 10, Page 17, in the Office of the Judge of Probate, Shelby County, Alabama; thence South 47 degrees 36 minutes 18 seconds east, along the Northeasterly boundary of said Lot 3 of THE JIMMY HAND SUBDIVISION, and along the Northeasterly boundary of OLD VIRGINIA, as shown on the map or plat thereof, recorded in Map Book 7, Page 117, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 497.57 feet to a ¾ inch rod found in place at the Easternmost corner of Lot 19 of said OLD VIRGINIA, and the Point of Beginning of the parcel herein described; thence leaving said boundary, North 47 degrees 05 minutes 21 seconds East for a distance of 190.41 feet to a point on the Westerly margin of that certain 60-foot Access Easement as recorded in Deed Book 306, Page 822, in the Office of the Judge of Probate, Shelby County, Alabama; thence South 22 degrees 39 minutes 43 seconds East, along said Westerly margin, for a distance of 450.00 feet to a point on the Northeasterly boundary of OLD VIRGINIA FIRST ADDITION, as shown on the map or plat thereof, recorded in Map Book 8, Page 22, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 47 degrees 36 minutes 18 seconds West, along said Northeasterly boundary and along the Northeasterly boundary of said OLD VIRGINIA, for a distance of 423.61 feet, to the point of beginning.

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