

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Scott Johnson
175 County Road 480
Vandiver, AL 35176

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$155,900.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, BRIAN K. HOWARD and wife LEA ANN HOWARD (herein referred to as Grantors) do grant, bargain, sell and convey unto SCOTT JOHNSON and STEPHANIE JOHNSON (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land in the NE 1/4 of the SE 1/4 of the NE 1/4 of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of the E 1/2 of the NE 1/4 of the SE 1/4 of the NE 1/4 of Section 10, Township 18 South, Range 1 East; thence in a Westerly direction along the North line of said E 1/2 of NE 1/4 of the SE 1/4 of NE 1/4 190 feet to the point of beginning of the tract herein described; thence continue Westerly along the last named course 140.00 feet; thence 88 degrees 26 minutes to the left in a Southerly direction 544.88 feet to the Northwesterly right of way line of a county road; thence 104 degrees 32 minutes to the left along said right of way line 144.57 feet; thence 75 degrees 28 minutes to the left 512.43 feet to the point of beginning.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

ALL of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, We have hereunto set our hands and seal, this 15th day of November, 2002.


BRIAN K. HOWARD


LEA ANN HOWARD

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BRIAN K. HOWARD and wife LEA ANN HOWARD 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 the 15th day of November, 2002.


Notary Public

My Commission Expires: 11/20/2004