

THIS INSTRUMENT WAS PREPARED BY:
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PLEASE SEND TAX NOTICE TO:

6920 Hwy 55 S
W. Lawrence, AL
35186

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, PATRICIA SIMS and husband, LLOYD F. SIMS, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto CHARLES VINCENT JOHNSON and DEBORAH LYNN JOHNSON, husband and wife, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, ALABAMA, to-wit:


A 30 foot easement for purpose in ingress and egress and utilities being described as follows:

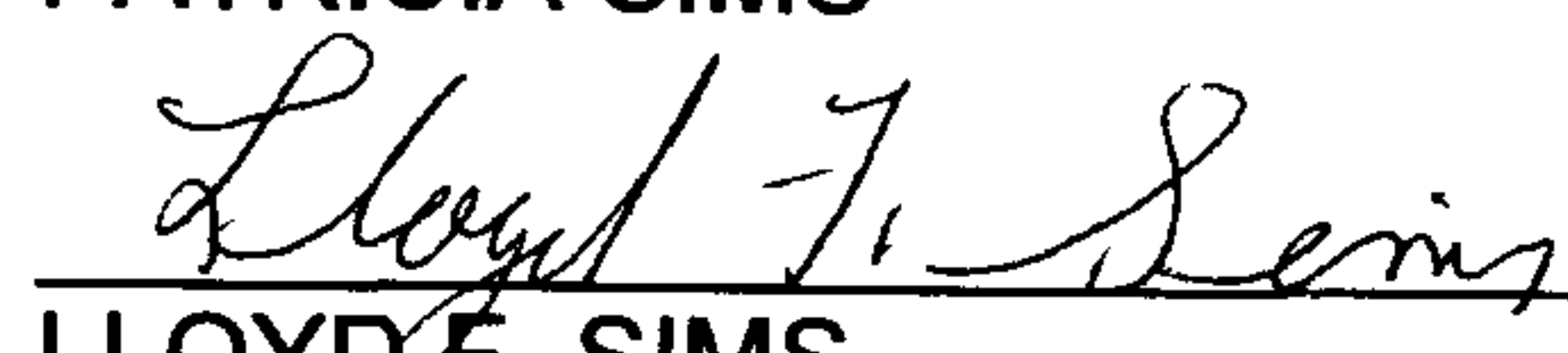
Commence at the NE Corner of the SW 1/4 of SW 1/14 of Section 4, Township 20 South, Range 1 East, Thence run south along said 1/4-1/4 line a distance of 248.47 feet; thence turn an angle of 90 deg. 01' 25" right and run a distance of 554.66 feet to the centerline and point of beginning of the following described easement; thence turn an angle of 67 deg. 05' 32" left and run a distance of 244.42 feet, more or less, to the north line of an existing 20 foot easement being the end of said 30 foot easement. Said easement is 30 foot in width, being 15 feet on each side of said centerline.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the 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 I/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, I/we have hereunto set our hands and seals this 17 day of Oct, 2002.



PATRICIA SIMS


LLOYD F. SIMS

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Patricia Sims and husband Lloyd F. Sims, 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 17 day of Oct, 2002.


NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 14, 2005
My Commission Expires: _____