


This instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Bruce Moore

1118 Elm Drive
Alabaster, AL 35007


20030303000124470 Pg 1/3 38.00
Shelby Cnty Judge of Probate, AL
03/03/2003 08:04:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Thousand and no/00 (\$50,000.00), to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Brad Dunaway**, a man man; **Tony Dunaway**, a man man; **Tim Dunaway**, a man man, **Mickey Wallace**, a woman woman; **Richard Dunaway**, a man man, Heirs at Law of **Patsy Dunaway**, Deceased (as to 3/20 interest); **Peggy Bailey**, a woman woman (as to 3/20 interest); and, **Billy Joe Pickett**, a man man (as to 7/10 interest); (herein referred to as grantor, whether one or more) bargain, sell and convey unto, **Lynn Johnson and Connie C. Johnson**, (herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Attached Exhibit A for legal description.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR SPOUSES.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of February, 2003.

Peggy Bailey
Peggy Bailey

Billy Joe Pickett
Billy Joe Pickett

Brad Dunaway
Brad Dunaway

Tony Dunaway
Tony Dunaway

Tim Dunaway
Tim Dunaway

By Brad Dunaway (PA)
By: Brad Dunaway, Attorney in Fact
Under Power of Attorney recorded as
Instrument #20021230000653040,
In Probate Office of Shelby County, AL.

Brad Dunaway By (PA)
By: Brad Dunaway, Attorney in Fact, under
Power of Attorney recorded as Instrument
#Inst. #20021230000653040, in Probate Office of
Shelby County, Alabama.

Mickey WALLACE
Mickey Wallace

Brad Dunaway By (PA)
By: Brad Dunaway, Attorney in Fact
Under Power of Attorney recorded as
Instrument #20021230000653040,
In Probate Office of Shelby County, AL.

Richard Dunaway
Richard Dunaway

Brad Dunaway By (PA)
By: Brad Dunaway, Attorney in Fact
Under Power of Attorney recorded as
Instrument #20021230000653030,
In Probate Office of Shelby County, AL.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Brad Dunaway , individually and as Attorney in Fact for Tony Dunaway, Tim Dunaway, Mickey Wallace and Richard Dunaway; Peggy Bailey, individually and Billy Joe Pickett, individually, 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 _27th day of February, 2003.

[Signature]
Notary Public

My Commission Expires: 10/16/04

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Lot 3, in Block 2, according to Map of survey of Pelham Estates as shown in Map Book 3, at Page 57, Office of Judge of Probate of Shelby County, Alabama, less and except the following portion thereof:

Begin at the SW corner of Lot 3 in Block 2, according to Map of survey of Pelham Estates as shown in Map Book 3 at Page 57, Office of the Judge of Probate of Shelby County, Alabama, and run thence Easterly along the South line of said Lot 3 a distance of 150 feet; thence run Northeasterly, parallel with the West line of said Lot 3, a distance of 65 feet; thence run Northwesterly a distance of 150 feet, more or less, to a point on the West line of said Lot 3 which is 90 feet, measured along the West line of said Lot 3, from the point of beginning; thence run Southwesterly along the West line of said Lot 3 a distance of 90 feet to the point of beginning.

PARCEL II:

Commencing at a 5/8-inch rebar set at the Southwest corner of Lot 2, Block 2, Pelham Estates, as recorded in Map Book 3, Page 57, in the Probate Office of Shelby County, Alabama, being the point of beginning; thence North 14 degrees 05 minutes 53 seconds West assumed along the West line of Lot 2 and the Easterly right of way line of Vance Street 25.87 feet to a 1/4-inch rebar found; thence North 74 degrees 17 minutes 02 seconds East 80.67 feet to a 1/2-inch rebar found; thence South 79 degrees 29 minutes 57 seconds East 57.27 feet to a 5/8-inch rebar set; thence South 3 degrees 47 minutes 46 seconds West 34.74 feet to a 5/8-inch rebar set on the South line of Lot 2; thence South 89 degrees 09 minutes 28 seconds West along said line 125.38 feet to the point of beginning.

Also, an ingress-egress easement, 20-feet wide, the centerline being described as follows: Commencing at a 5/8-inch rebar set at the Southwest corner of Lot 2, Block 2, Pelham Estates, as recorded in Map Book 3, Page 57, in the Probate Office of Shelby County, Alabama; thence North 14 degrees 05 minutes 53 seconds West assumed along the West line of Lot 2 and the Easterly right of way line of Vance Street 25.87 feet to a 1/4-inch rebar found at the point of beginning; thence North 74 degrees 17 minutes 02 seconds East 80.67 feet to a 1/2-inch rebar found; thence South 79 degrees 29 minutes 57 seconds East 57.27 feet to a 5/8-inch rebar set at the point of ending.