

This instrument was prepared by:
William R. Justice
P.O. Box 1144, Columbiana, AL 35051

Grantees' Address:
5239 Harvest Ridge Lane
Birmingham, AL 35242-3107

CORPORATION FORM 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 Seventy-two Thousand and no/100 Dollars, (\$72,000.00), to the undersigned Grantor, Dobbs Realty & Development Co., Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto Douglas W. Johnson and Joan H. Johnson (herein referred to as GRANTEES) 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:

Lot 13, according to the Map of Mountain Cove Subdivision, as recorded in Map Book 28, Page 130, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 536; Deed Book 228, Page 794; and Deed Book 247, Page 874, in the Probate Office of Shelby County, Alabama.
2. Title of others to minerals underlying that portion of the described property lying in Section 21, Township 19 South, Range 2 West, together with mining rights and privileges belonging thereto, as recorded in Deed Book 42, Page 246, in the Probate Office of Shelby County, Alabama.
3. 40-foot building set back line from Miller Circle and 40-foot building set back line on the North and Northwest sides and 25-foot building set back lines on the Southwest and East sides of said lot as shown on recorded map.
4. Restrictive covenants as recorded in Instrument #2001-38557 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES 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 of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

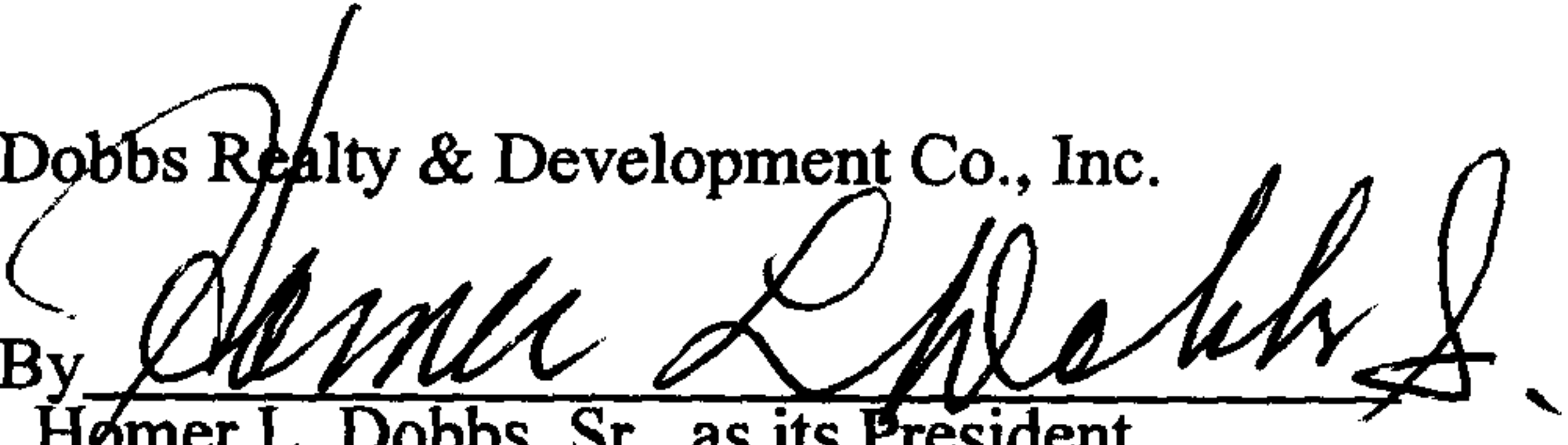
IN WITNESS WHEREOF, the said GRANTOR, by its President, Homer L. Dobbs, Sr., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of March, 2003.

ATTEST:

Secretary

Dobbs Realty & Development Co., Inc.

By


Homer L. Dobbs, Sr., as its President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Homer L. Dobbs, Sr., whose name as President of Dobbs Realty & Development Co., Inc., a corporation, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 11th day of March, 2003.



Notary Public

