

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Tawana Johnson and Carl E. Johnson, Sr.
154 Forrest Downs
Calera, Alabama 35040

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Five hundred ten thousand and no/100 (\$510,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Christopher Todd Holder, an unmarried man and Shanda Schroeder Holder, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tawana Johnson and Carl E. Johnson, Sr.** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Mineral and mining rights excepted.

\$408,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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


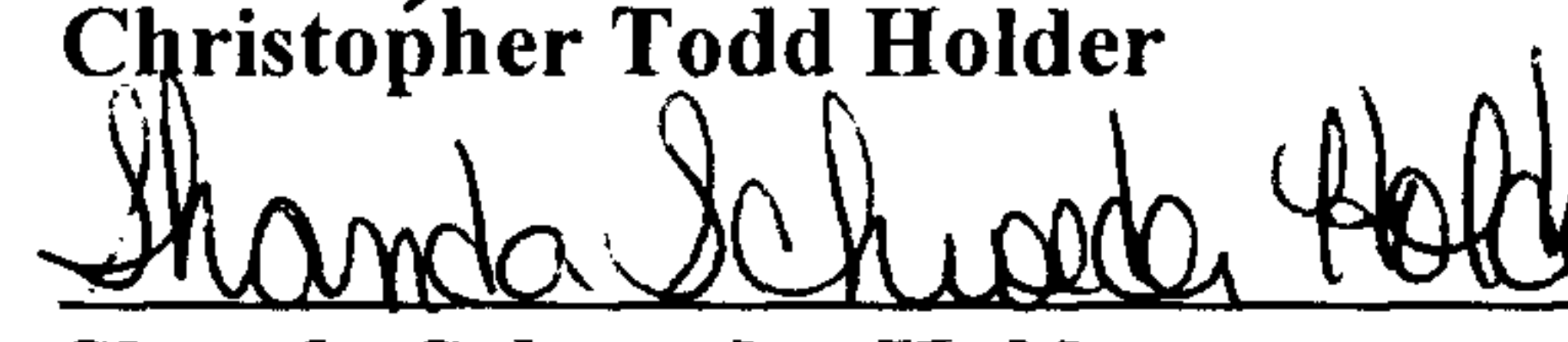
To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of March, 2003.

Witness


Witness

 (Seal)
Christopher Todd Holder
 (Seal)
Shanda Schroeder Holder

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Christopher Todd Holder, an unmarried man and Shanda Schroeder Holder, an unmarried woman**, whose name(s) 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2003.



Notary Public
My Commission Expires: 02-25-05

EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land situated in the East $\frac{1}{2}$ of Fractional Section 22, Township 22 South, Range 2 West, Shelby County, Alabama ; and being more particularly described as follows:

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of above said Section, Township and Range; thence N 08 degrees 39 minutes 45 seconds East, a distance of 479.91 feet; thence North 81 degrees 49 minutes 14 seconds West a distance of 80.96 feet to the point of beginning; thence continue along the last described course a distance of 300.00 feet; thence N 08 degrees 10 minutes 46 seconds E a distance of 435.60 feet; thence South 81 degrees 49 degrees 14 East a distance of 300.00 feet; thence South 08 degrees 10 minutes 46 seconds West, a distance of 436.60 feet to the point of beginning.

Also and included is a 20 foot Ingress/Egress Drainage and Utility easement lying parallel with and 10 feet on either side of the following described centerline:

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of above said Section, Township and Range; thence N 08 degrees 39 minutes 49 seconds E a distance of 479.91 feet; thence North 81 degrees 49 minutes 14 seconds West, a distance of 380.98 feet; thence North 08 degrees 10 minutes 46 seconds East a distance of 52.58 feet to the point of beginning, said point also being the beginning of a curve to the right having a radius of 317.87 feet; a central angle of 03 degrees 15 minutes 12 seconds; and subtended by a chord which bears North 85 degrees 44 minutes 55 seconds West and a chord distance of 18.05 feet; thence along the arc of said curve a distance of 18.05 feet to a point, said point being the beginning of a reverse curve to the left, having a radius of 134.72 feet a central angle of 30 degrees 27 minutes 16 seconds, and subtended by a chord which bears South 80 degrees 39 minutes 03 seconds West, and a chord distance of 70.77 feet; thence along the arc of said curve 71.60 feet to a point, said point being the beginning of a reverse curve to the right having a radius of 218.19 feet, a central angle of 13 degrees 09 minutes 28 seconds, and subtended by a chord which bears South 72 degrees 00 minutes 09 seconds West and a chord distance of 50.00 feet; thence along the arc of said curve, a distance of 50.11 feet to a point said point being the beginning of a reverse curve to the left having a radius of 553.34 feet, a central angle of 05 degrees 27 minutes 35 seconds, and subtended by a chord which bears South 75 degrees 51 minutes 06 seconds West, and a chord distance of 52.71 feet; thence along the arc of said curve, a distance of 52.73 feet to a point, said point being the beginning of a reverse curve to the right having a radius of 103.49 feet, a central angle of 21 degrees 57 minutes 31 seconds and subtended by a chord which bears South 84 degrees 06 minutes 04 seconds West and a chord distance of 39.42 feet; thence along the arc of said curve, a distance of 39.66 feet to a point, said point being the beginning of a reverse curve to the left, having a radius of 180.84 feet, a central angle of 15 degrees 07 minutes 32 seconds, and subtended by a chord with bears South 87 degrees 31 minutes 03 seconds West and a chord distance of 47.60 feet; thence along the arc of said curve, a distance of 47.74 feet to the end of said easement.