

This Instrument Prepared By:
Lynn Campisi, P.C.
Attorney at Law
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

Steve Johnson
1450 Caribbean Circle
Alabaster, AL 35007

QUIT CLAIM DEED

\$89,200.00

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to **Virginia D. Johnson, a widow**, (GRANTOR) in hand paid by **Steven Johnson and David Johnson**, as tenants in common, (GRANTEE) the receipt whereof is hereby acknowledged, I **Virginia D. Johnson, a widow**, do remise, quit claim and convey to the said **Steven Johnson and David Johnson**, as tenants in common, all right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

SUBJECT TO:

1. Ad Valorem taxes for the year 2003 and subsequent years, said taxes being a lien but not due and payable until October 1, 2003.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

THE GRANTOR HEREIN RESERVES A LIFE ESTATE IN SAID PROPERTY FOR THE DURATION OF THE GRANTOR'S LIFE.

Virginia D. Johnson, the Grantor herein, is the sole surviving Grantee in that deed recorded in Real Book 246, Page 248 in the Probate Court of Shelby County, Alabama, Bessemer Division. The other Grantee, Douglas Eugene Johnson, is now deceased.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said **Steven Johnson and David Johnson**, as tenants in common, their heirs and assigns forever.

IN WITNESS WHEREOF, **Virginia D. Johnson** has hereunto set her hand and seal, this 21st day of April, 2003.

Virginia D. Johnson (SEAL)
Virginia D. Johnson

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **Virginia D. Johnson, a widow**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, she, with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 21st day of April, 2003.

Amber Farmer
Notary Public Amber Farmer
My Commission Expires: 09-16-06

(SEAL)

EXHIBIT "A"

Begin at the southeast corner of NW ¼ of SE ¼ of Section 34, Township 20 South, Range 3 West, which is the point of beginning; run thence north along the east boundary of said quarter-quarter section 228.3 feet to the center of present Legion Hut Road; from last described course turn an angle to the left of 110 deg. 49 min. and run westerly a distance of 238.0 feet; thence turn an angle of 27 deg. 55 min, to the left and run southwesterly to a point in center of Legion Hut Road, which point is on south boundary of NW ¼ of SE ¼; thence run easterly along the south boundary of said quarter-quarter section 346.0 feet to the point of beginning; this plot being approximately 1.1 acres. There is excepted herefrom the right of way of the Legion Hut Road. There is also excepted herefrom a 30 foot strip of land being of equal width off the east side of the above described land.