

SEND TAX NOTICE TO:

(Name) David K. Johnson

(Address) 500 Terrace Drive, Pelham, Al. 3512

This instrument was prepared by

(Name) Clifford M. Spencer, Jr.

The Steiner Building

(Address) 15 21st Street North, Suite 300

Birmingham, Alabama 35203

Form 1-1-5 Rev. 5/82 **WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama**


20030825000560700 Pg 1/3 20.50
Shelby Cnty Judge of Probate, AL
08/25/2003 09:25:00 FILED/CERTIFIED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-two Thousand Five Hundred and no/100 (\$22,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John J. Shannon, Jr., a married man and Ann Gilbert Speed, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

David K. Johnson and wife, Jill R. 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 Exhibit A attached hereto.

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 ~~X~~(we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~K~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~my~~ (our) 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, we have hereunto set OUR hand(s) and seal(s), this 13th day of August, ~~XX~~ 2003

WITNESS:

(Seal)

(Seal)

(Seal)

John J. Shannon Jr. (Seal)
JOHN J. SHANNON, JR.

(Seal)
ANN GILBERT SPEED
Ann Gilbert Speed (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John J. Shannon, Jr., a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, A. D. ~~XX~~ 2003

Alleeta Ann Moore
Notary Public.
My commission expires 3/3/07

STATE OF Alabama)

COUNTY OF Dallas)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann Gilbert Speed, a married woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of July, 2003.

Carolyn S. Jones
NOTARY PUBLIC
Com Exp 8/31/2004

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

EXHIBIT "A" LEGAL DESCRIPTION

From the NE corner of the NW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, run Westerly along the North boundary line of the said NW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West for 361.5 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the North boundary line of said 1/4-1/4 section for 199.25 feet; thence turn an angle of 92 degrees 07 minutes to the left and run Southerly 208.71 feet; thence turn an angle of 87 degrees 49 minutes 40 seconds to the left and run Easterly 199.05 feet; thence turn an angle of 92 degrees 07 minutes to the left and run Northerly 208.71 feet to the point of beginning; being a part of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West.

Delf J. J.