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SEND TAX NOTICE TO:

(Name) Jerald W. Johnson

(Address) 304 Maxwell Road SE

Bessemer, Al. 35022

This instrument was prepared by:

20031006000671070 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
10/06/2003 11:51:00 FILED/CERTIFIED

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart T.

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

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

Jerald W. Johnson, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerald W. Johnson and Sandra Faye 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.

THE DESCRIBED PROPERTY HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR OR OF HIS
RESPECTIVE SPOUSE.

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

IN WITNESS HEREOF, I have hereunto set my hand(s) and seal(s), this 6 day of October, 2003.

WITNESS:

(Seal)
(Seal)
(Seal)

Jerald W. Johnson (Seal)
Jerald W. Johnson (Seal)
(Seal)

STATE OF ALABAMA
Shelby

COUNTY

the undersigned authority

I, Jerald W. Johnson, a Notary Public in and for said County, in said State, hereby certify that Jerald W. Johnson 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 6 day of October A. D., 2003

Maucha S. Wilder

Notary Public.

PARCEL 1.

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 21 South, Range 3 West, described as beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter of said Section 17, and run thence South 501.6 feet; ^{run thence East 904 feet thence North} thence East ¹²⁸ 171.6 feet to the East line of said last named forty acres; thence North 330 feet to the Northeast corner of said Northeast Quarter of the Northwest Quarter; run thence West along the North line of said Section 17, a distance of 1324 feet, more or less, to the Northwest corner of said forty acres as being the point of beginning.

EXCEPTING, however, from this conveyance all minerals and mining rights and privileges.

Also, EXCEPTING, that part of said lands owned by the Southern Railway Company for use as Section house lot described as beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter of said Section 17, as aforesaid: Run thence in an Easterly direction along the North boundary line thereof 3.71 feet to intersection with the arc of a curve turning to the left in a Southeasterly direction and having a radius of 1122.37 feet, said intersection being point of beginning of said EXCEPTED right of way, said arc of said curve being subtended by a cord 219.49 feet in length; said cord forming an angle of 19 degrees and 30 minutes and 30 seconds to the right from said Northern boundary; thence in a Southeasterly direction along said arc of said curve 219.82 feet to intersection with a straight line radial to said arc; thence in a Northeasterly direction along said radial line 17 feet to intersection with the arc of a curve turning to the left in a Southeasterly direction and having a radius of 1105.37 feet; said arc being subtended by a cord 105.05 feet in length, said cord forming an angle of 87 degrees and 16 minutes and 30 seconds to the right from said radial line; thence in a Southeasterly direction along said arc of said curve 105.09 feet to intersection with a straight line radial to said arc; thence in a Northeasterly direction along said radial line 77.95 feet to intersection with the Northern boundary of said quarter-quarter section; thence turning an angle of 98 degrees and 27 minutes to the left in a Westerly direction along said Northern Boundary of said section a distance of 325.39 feet to the point of beginning.

PARCEL 2.

All that part of the Southeast Quarter of the Southwest Quarter of Section 8, Township 21, South, Range 3 West situated South of the right of way of the Southern Railway Company; EXCEPTING that part of said lands situated South of said right of way owned by the Southern Railway Company for use as a section house lot described as follows: Beginning at the Southwest corner of said quarter-quarter section; run thence in an Easterly direction along the Southern boundary thereof 329.1 feet; thence turning an angle of 01 degrees and 33 minutes to the left in a Northeasterly direction 21.8 feet to intersection with the Southwestern boundary of right of way of said Southern Railway Company; thence in a Northwesterly direction along said Southwestern boundary of right of way 354 feet, more or less, to intersection with the Western boundary of said Quarter-quarter Section; thence in a Southerly direction along said Western boundary 134.3 feet to the point of beginning, said portion of lot having an area of .46 of an acre, more or less; reserving and excepting, however, all of the coal, gas, iron ore, oil, limestone and other minerals in and under said lands, together with the right to mine and remove said coal, gas, iron, ore, oil, limestone and other minerals without using the surface of said land, all as granted and reserved in deed by Tennessee Coal, Iron and Railroad Company to V. A. Driscoll, All situated in Shelby County, Alabama.