

This instrument was prepared by

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Send Tax Notice to: Barry Keith Johnson II

(Name) and Sandy F. Johnson

(Address) 8687 Highway 10

Montevallo, AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOURTEEN THOUSAND DOLLARS AND 00/100 (\$14,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BILLY GENE JOHNSON, an unmarried man

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

BARRY KEITH JOHNSON, II and wife, SANDY F. 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, the following described real estate situated in **SHELBY** County, Alabama to-wit:

Part of Lot 5, in Block 2 in the Town of Wilton, according to the Map of Birmingham Junction (by which name the Town of Wilton was formerly known) as recorded in the Office of the Probate Judge of Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the above said Lot 5 for the point of beginning; thence along the South line of said Lot 5, run a distance of 235.34 feet; thence turn an angle of 78 degrees 04 minutes to the right for a distance of 94.97 feet; thence turn an angle of 89 degrees 10 minutes to the right for a distance of 166.0 feet to the Easterly line of the above said Lot 5; thence turn an angle of 66 degrees 33 minutes to the right for a distance of 157.67 feet to the point of beginning.

SUBJECT TO:

- **Taxes for 2004 and subsequent years. 2004 ad valorem taxes are a lien but not due and payable until October 1, 2004.**
- **Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.**
- **Permits and rights of way of record.**

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 for such survivor forever.

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 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 8th day of December, 2003.

Billy Gene Johnson
BILLY GENE JOHNSON

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Billy Gene 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 8th day of December, 2003.

Mitchell A. Spears
Notary Public

My commission expires: 9/4/06