

This instrument was prepared by:
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Send Tax Notice to:
Lewis W. & Jeanie M. Johnson



20040322000143100 Pg 1/2 29.00
Shelby Cnty Judge of Probate, AL
03/22/2004 09:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTEEN THOUSAND DOLLARS AND NO/00 (\$15,000.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **May G. Rollan**, a(n) Married woman, (herein referred to as grantor) bargain, sell and convey unto, **Lewis W. Johnson and Jeanie M. Johnson** (herein referred to as grantees), the following described real estate, situated in: Shelby County, Alabama, to-wit:

See attached for Legal Description.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the household of the grantor, or of her spouse.

None of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of March, 2004.

May G. Rollan
May G. Rollan

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify May G. Rollan, 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 17th day of March, 2004.

Mike T. Atchison
Notary Public

My commission expires: 10-16-04

EXHIBIT A
Legal Description

A part of the W 1/2 of the NE 1/4 of the NE 1/4 of Section 27, Township 19, Range 1 East, more particularly described as follows:
Commence at the NW corner of said NE 1/4 of NE 1/4 and run thence in an Easterly direction along the Northerly boundary of said 1/4-1/4 section a distance of 400 feet to the point of beginning of the property herein conveyed; thence turn to the right and run in a southerly direction parallel with the western boundary of said 1/4-1/4 section a distance of 210 feet to a point; thence turn to the left and run in an Easterly direction parallel with the northerly boundary of said 1/4-1/4 section a distance of 210 feet to a point; thence turn to the left and run in a northerly direction parallel with the western boundary of said 1/4-1/4 section a distance of 210 feet to a point on the Northern boundary of said 1/4-1/4 section; thence turn to the left and run along the Northern boundary of the said 1/4-1/4 section in a westerly direction a distance of 210 feet to the point of beginning.
ALSO, a right of way described as follows: Commence at the NW corner of said NE 1/4 of NE 1/4 and run thence in a easterly direction along the northerly boundary of said 1/4-1/4 section a distance of 400 feet; thence South for 25.0 feet; thence West for 400.0 feet; thence North for 25.0 feet to the Point of Beginning.