

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040331000164380 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
03/31/2004 10:06:00 FILED/CERTIFIED

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

MICHAEL ALAN BYRON and KATHERINE MARGRET BYRON

29415 HWY 25

WILSONVILLE, ALABAMA 35185

That in consideration of

THAT IN CONSIDERATION OF **SIXTY NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$69,900.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LEWIS W. JOHNSON AND JEANIE JOHNSON A MARRIED COUPLE

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

MICHAEL ALAN BYRON and KATHERINE MARGRET BYRON

(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'

Subject to Easements, Restrictions and rights of way of record.

\$70,400.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees MICHAEL ALAN BYRON and KATHERINE MARGRET BYRON 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 WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 10th day of March, 2004.

WITNESS:

_____(Seal)

_____(Seal)

Lewis W. Johnson (Seal)
LEWIS W. JOHNSON
Jeanie Johnson (Seal)
JEANIE JOHNSON

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that LEWIS W. JOHNSON AND JEANIE JOHNSON A MARRIED COUPLE whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March A.D., 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

65537

3/12/06

PREPARED BY ALAN KEITH 2100 LYNNGATE DRIVE, BIRMINGHAM, AL 35216

EXHIBIT "A"

COMMENCE AT THE NW CORNER OF SE 1/4 OF SE 1/4 , SECTION 2, TOWNSHIP 21 SOUTH, RANGE 1 EAST AND RUN THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID QUARTER SECTION 660 FEET TO THE EAST BOUNDARY OF W 1/2 OF SAID SE 1/4 OF SE 1/4; THENCE SOUTH ALONG SAID EAST BOUNDARY OF W 1/2 OF SE 1/4 OF SE 1/4 TO A POINT WHICH IS 160 FEET NORTH OF THE INTERSECTION OF THE EAST BOUNDARY OF W 1/2 OF SE 1/4 OF SE 1/4 WITH ALABAMA HIGHWAY NO. 25; THENCE TURN AN ANGLE OF 90 DEGREES RIGHT AND RUN THENCE 100 FEET TO POINT OF BEGINNING OF LOT HEREIN CONVEYED; THENCE CONTINUE IN THE SAME DIRECTION 100 FEET; THENCE TURN AN ANGLE OF 90 DEGREES LEFT AND RUN TO THE NORTH RIGHT OF WAY OF ALABAMA NO. 25; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT OF WAY OF SAID ALABAMA HIGHWAY NO. 25 TO POINT SOUTH OF SAID BEGINNING POINT WHICH SAID POINT IS 100 FEET MEASURED AT RIGHT ANGLES FROM THE EAST BOUNDARY OF SAID W 1/2 OF SAID SE 1/4 OF SE 1/4; THENCE NORTH AND PARALLEL WITH THE EAST BOUNDARY OF SAID SE 1/4 OF SE 1/4 TO THE POINT OF BEGINNING.