

This instrument was prepared by:
Mary L. Gifford, Attorney at Law
2080 Valleydale Road, Suite 16
Birmingham, AL 35244

Send Tax Notice To:
Jeffery M. Johnson
1319 West Over Road
Harpersville, AL 35078

\$5000.00
mrg

20041221000696330 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
12/21/2004 15:45:00 FILED/CERTIFIED

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 dollars (\$10.00) in hand paid to Jeffery M. Johnson and Vicki J. Johnson, husband and wife, herein referred to as Grantor, whether one or more, in hand paid by Jeffery M. Johnson and Beverly E. Van Luven, herein referred to as Grantees, whether one or more, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto said 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

NOTE: Jeffery M. Johnson and Jeffrey M. Johnson are one and the same person.

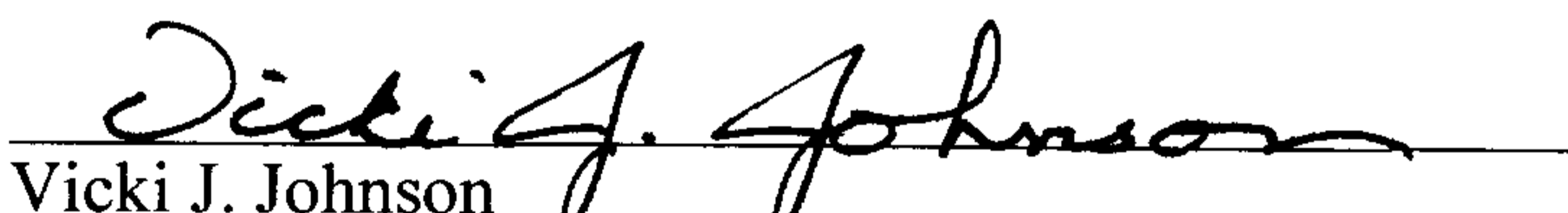
Subject to: Ad valorem taxes for 2005 and all subsequent years, not yet due and payable
All easements, rights-of-way, restrictions, reservations, limitations, covenants, conditions, encumbrances and building lines of record, if any.
Any mineral and/or mining rights not owned by Seller
Present Zoning Classification

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 WE DO for ourselves and for our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, Jeffery M. Johnson and Vicki J. Johnson have hereto set forth their signatures and seals this the 15th day of December, 2004.


Jeffery M. Johnson


Vicki J. Johnson

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the Undersigned, a Notary Public in and for said County, in said State, hereby acknowledge that Jeffery M. Johnson and Vicki J. Johnson, whose names are signed to the foregoing conveyance and who are either known to me or have proven their identities to me by good and sufficient evidence, acknowledged before me on this day that, having been informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2004.

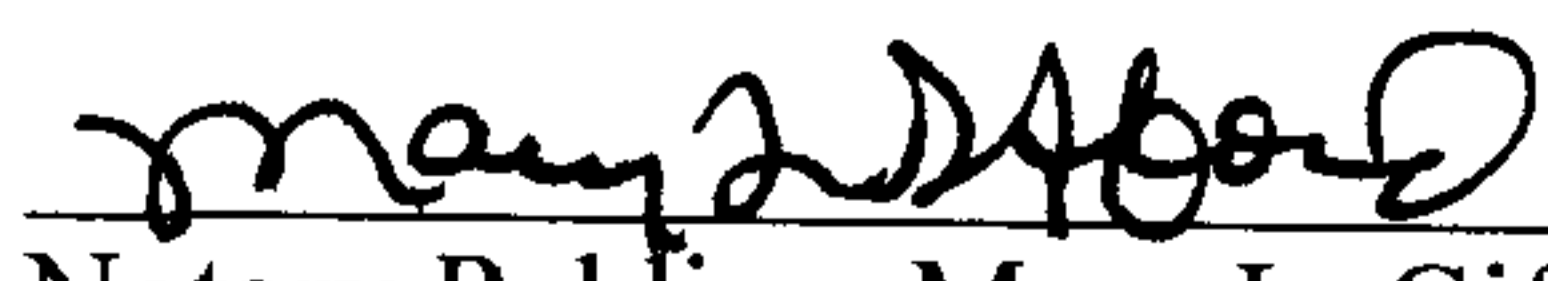

Notary Public – Mary L. Gifford
My Commission expires: 07/06/05

Exhibit "A"

That part of the E 1/2 of the NW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:
Commence at the SE corner of said 1/4 1/4 Section; thence North 02 deg. 00 min. West along the East line of said 1/4 1/4 Section for a distance of 759.3 feet, more or less, to a point on the Southwesterly right of way line of U. S. Highway No. 280 (Old Highway); thence North 54 deg. 31 min. West along the Southwesterly right of way line of said highway for a distance of 388.51 feet to a point; thence South 02 deg. 05 min. East along the East boundary of Parcels No. 5, No. 4 and No. 3 for a distance of 597.84 feet, more or less, to an iron pin, said point being the Northeast corner of Parcel No. 2 (the aforementioned Parcels No. 2 through No. 5 being parcels surveyed, established and marked by a prior survey by Frank W. Wheeler, Registered Land Surveyor No. 3385); thence South 00 deg. 32 min. East along the East boundary of said Parcel No. 2 for a distance of 401.0 feet, more or less, to a point on the South line of said 1/4 1/4 Section; thence North 87 deg. 27 min. East for a distance of 316.78 feet to the point of beginning; being situated in Shelby County, Alabama.