20050901000453080 1/2 $285.00
Shelby Cnty Judge of Probate,AL
09/01/2005 02:43:17PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS
Ronald W. Stokes
1730 Indian Crest Drive
Indian Springs, AL 35124

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy-One Thousand and 00/100 ($271,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James Harold Johnson and Nancy C. Johnson, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ronald W. Stokes and Teresa G. Stokes, husband and wife,** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Shelby County, AL 09/01/2005
State of Alabama

Deed Tax:$271.00

See Attached Exhibit A.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 31st day of August, 2005.

James Harold Johnson

Nancy C. Johnson

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Harold Johnson and Nancy C. Johnson, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of August, 2005.

NOTARY PUBLIC
My Commission Expires: 3/5/07

COURTNEY W. MASON, JR.
COMMISSION EXPIRES: MARCH 5, 2007

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EXHIBIT A

Lot 6, Block 2, according to the Survey of Indian Crest Estates, Second Sector, as recorded in Map Book 5, Page 42, in the Probate Office of Shelby County, Alabama.

Also:
The following description of a tract of land situated in the NE ¼ of the SW ¼ of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of the NE ¼ of the SW ¼ of said section; thence West along the South line of said ¼ - ¼ , 66.76 feet to the point of beginning and the Westerly right of way of Valley View Drive; thence continue along the last stated course, leaving said right of way, 150.84 feet to the Easterly right of way of Indian Crest Trail; thence 126°51'00" right along proposed right of way, 1.37 feet to a curve to the right, said curve having a central angle of 07°10'01" and a radius of 470.00 feet; thence along the arc of said curve and proposed right of way, 58.79 feet to a curve to the right, said curve having a central angle of 109°58'59" and a radius of 60.00 feet; thence along the arc of said curve and proposed right of way, 115.17 feet to the Westerly proposed right of way of Valley View Drive; thence tangent to said curve and along said proposed right of way, 33.85 feet to the point of beginning.

Mineral and mining rights excepted.