THIS INSTRUMENT PREPARED BY
Douglas W. Ingram, Attorney
9212 Brookhurst Drive Suite 102
Birmingham, Alabama 35235

Send Tax Notice To:
James M. Sego and Patricia Sego
17805 Highway 55 North
Sterrett, Alabama 35147

$72000

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

ALABAMA)
) **Know All Men By These Presents.**
SHELBY COUNTY)

That in consideration of Ten and 00/100ths Dollars ($10.00) and other valuable and good Consideration to the undersigned (GRANTOR(S)) herein, the receipt of which is acknowledged, we,

Robert Dalton Johnson and wife, Evelyn Johnson

20051103000572880 1/2 $16.00
Shelby Cnty Judge of Probate,AL
11/03/2005 02:37:27PM FILED/CERT

herein referred to as GRANTORS do grant, bargain, sell and convey unto:

James M. Sego and Patricia Sego

(Herein referred to as the GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SE1/4 of NW1/4 and a part of the NE1/4 of SW1/4 of Section 19, Township 18 South, Range 2 East, being more particularly described as follows: Starting 212 feet Northeast of telephone line, thence running Northeast with public road right of way 111-1/2 feet to road leading to Johnsons, thence Northeast along Johnsons road 189 feet, more or less, to corner, thence westerly 275 feet to corner, thence South 85 feet; thence Southeast 205 feet, more or less to point of beginning at public road right of way.

Subject to:
Ad valorem taxes for2005, which are due and 2006 and subsequent years not yet due and payable until October 1, 2006. Existing covenants and restrictions, easements, building lines, and limitations of record.

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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, We have hereunto set our hands and seal this 28th day of October, 2005.

_____ **(Seal)**

Robert Dalton Johnson **(Seal)**
Robert Dalton Johnson

_____ **(Seal)**

Evelyn Johnson **(Seal)**
Evelyn Johnson

STATE OF ALABAMA)
) **General Acknowledgment**
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Dalton Johnson and wife, Evelyn Johnson, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, A.D.,2005.

NOTARY PUBLIC

My Commission Expires: July 26, 2008.

EXHIBIT "A"

20051103000572880 2/2 $16.00
Shelby Cnty Judge of Probate,AL
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STATE OF ALABAMA

SHELBY COUNTY

A part of the SE¼ of NW¼ and a part of the NE¼ of SW¼ of Section 19, Township 18 South, Range 2 East, being more particularly described as follows: Starting 212 feet Northeast of telephone line, thence running Northeast with public road right of way 111½ feet to road leading to Johnsons, thence Northeast along Johnsons road 189 feet, more or less, to corner, thence westerly 275 feet to corner, thence South 85 feet, thence Southeast 205 feet, more or less to point of beginning at public road right of way.

Shelby County, AL 11/03/2005
State of Alabama

Deed Tax:$2.00