

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Sheldon & Margaret Johnson  
P. O. Box 1823  
Columbiana, AL. 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), and 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, **CURTIS TURNER, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **SHELDON JOHNSON and MARGARET JOHNSON** (herein referred to as **Grantees**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*Commence at the Southwest corner of SW¼ of SW¼, Section 36, Township 21, Range 1 West and run thence North 85 degrees East 2010 feet to the center of the right-of-way line of the L & N Railroad; thence along same North 23 degrees 30 minutes West 2741 feet, more or less, to a starting point; thence along same North 23 degrees 30 minutes 116 feet, more or less; thence South 85 degrees West 375 feet, more or less, and parallel to the North line of said plot of land; thence South 2 degrees 30 minutes East 114 feet, more or less, and parallel to the West line of said plot of land; thence East 413 feet, more or less, along the North line of the plot of land conveyed to Leroy Cross and wife, Marion Cross, and parallel to the North line of said plot of land to the point of beginning.  
Situating in Shelby County.*

**SUBJECT TO:**

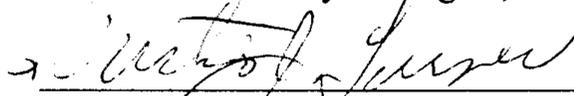
1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

Property described herein constitutes no part of the homestead of the Grantor.

**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 28<sup>th</sup> day of August, 2008.

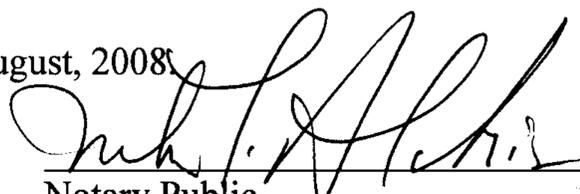
  
\_\_\_\_\_  
**CURTIS TURNER**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **CURTIS TURNER**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of August, 2008.

  
20080903000351780 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
09/03/2008 02:07:09PM FILED/CERT

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/01/2011

Shelby County, AL 09/03/2008  
State of Alabama

Deed Tax: \$5.00

