

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Michael Johnson 49
1555 Hwy
Columbiana, AL
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Forty Six Thousand Three Hundred Sixty One dollars and Zero cents (\$146,361.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Elbert J. Buckelew, married man (herein referred to as grantors) do grant, bargain, sell and convey unto Michael Johnson and wife, Ann Johnson (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 ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2009 and subsequent years.

Constitutes no part of the homestead of the grantor or grantor's spouse.

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, 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.

(\$146,361.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of October, 2008.

_____ (Seal)	<u>Elbert J. Buckelew</u> (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elbert J. Buckelew 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October 2008.

Michael T. Atchison
Notary Public
My Commission Expires: 10/16/10

20081013000403780 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
10/13/2008 01:34:21PM FILED/CERT

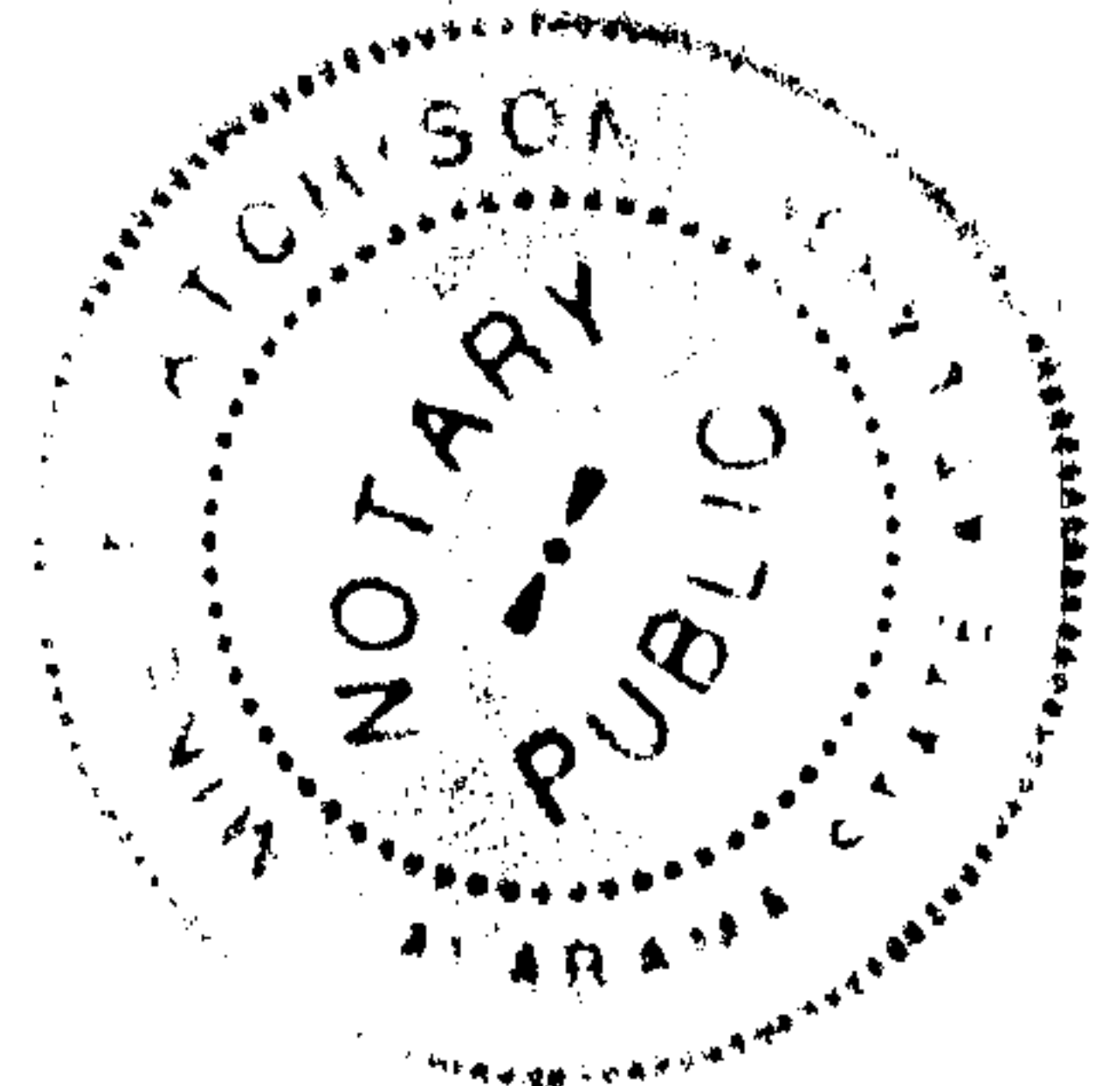


EXHIBIT A

A lot in the Northwest Quarter of the Southeast Quarter, Section 11, Township 20 South, Range 1 West, described as follows:
Commence at the Southeast corner of the Northwest Quarter of the Southeast Quarter, Section 11, Township 20 South, Range 1 West; thence run North along the East line of said quarter-quarter section a distance of 84.68 feet to a point on the South right of way line of Shelby County Highway No. 49; thence turn an angle of 68 degrees 48 minutes to the left and run along said right of way a distance of 599.48 feet to the Point of Beginning; thence turn an angle of 2 degrees 20 minutes to the right and continue along said highway right of way a distance of 210.00 feet; thence turn an angle of 113 degrees 32 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 66 degrees 28 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 113 degrees 32 minutes to the left and run a distance of 210.00 feet to a point on the Shelby County Highway No. 49 and the Point of Beginning; being situated in the Northwest Quarter of the Southeast quarter, Section 11, Township 20 South, Range 1 West, Shelby County, Alabama.



20081013000403780 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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