

20090706000256450 1/1 \$28.50
Shelby Cnty Judge of Probate, AL
07/06/2009 08:30:19 AM FILED/CERT

Shelby County, AL 07/06/2009
State of Alabama
Deed Tax : \$17.50

17,500.00/xx

WARRANTY DEED / JOINT TENANCY

THIS INDENTURE, made this 1 day of July, 2009 by and between **NANCY W. HAMMOND, WIDOW** whose address is **161 HAWKS VIEW DRIVE LEEDS AL. 35094**, ("Grantor") and **JEFF K. JOHNSON & WIFE APRIL H. JOHNSON & DAUGHTER HALEY D. JOHNSON**, whose address is **29 HAWKS VIEW DRIVE LEEDS AL. 35094** ("Grantee"). As joint tenants with full right of survivorship, and not as tenants in common.

(Wherever used herein the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH that said Grantor, for and in consideration of the sum of Five Hundred (500.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **SHELBY County, ALABAMA**, to-wit:

Lot 1B

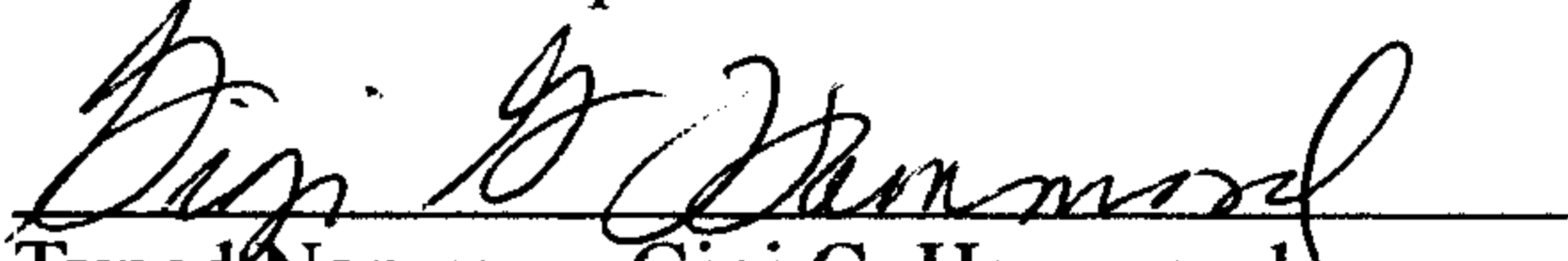
Lot 1B of Nancy Hammond Family Subdivision a Resubdivision of Lot 1 of Between the Oak's, a Family Subdivision more described as follows:

Commence at the Southwest Corner of the Southwest Quarter of the Southeast Quarter of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama; Thence North 0 degrees 21minutes 20 seconds East for 1875.0 feet; thence South 89 degrees 38 minutes 40 seconds East for 265.37 feet; thence South 02 degrees 40 minutes 56 seconds East for 441.31 feet; thence South 02 degrees 03 minutes 46 seconds East for 460.03 feet to the Point of Beginning; thence North 57 degrees 50 minutes 52 seconds East for 361.45 feet to the West Right of Way Line of Hawk's View Drive; thence South 05 degrees 48 minutes 29 seconds East along the said west right of way line for 437.47 feet to the North Boundary Line of Lot 2 of Between the Oak's family Subdivision; thence South 57 degrees 50 minutes 34 seconds West for 395.18 feet; ; thence North 02 degrees 03 minutes 46 seconds West for 466.20 feet to the point of beginning. Containing 3.50 acres more or less.

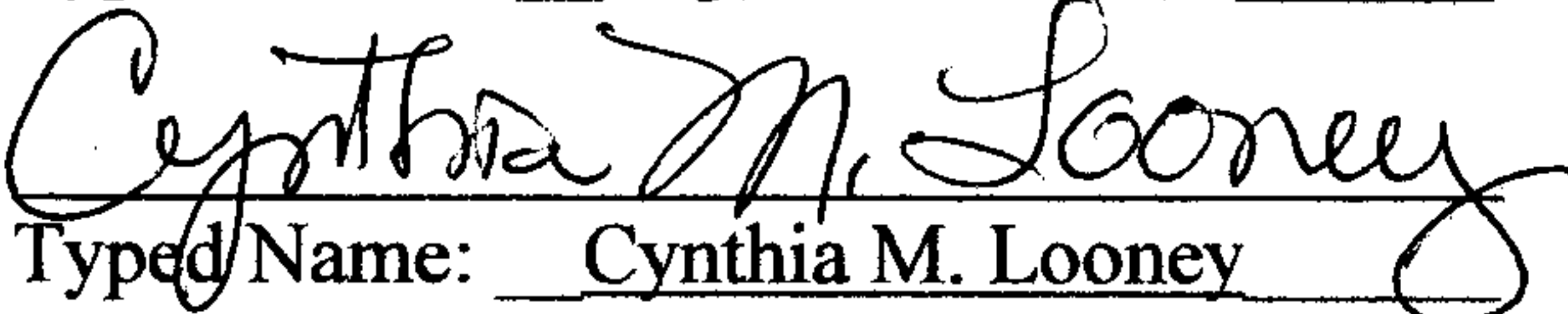
and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this deed on the date first above written.

Executed in the presence of:


Typed Name: Gigi G. Hammond

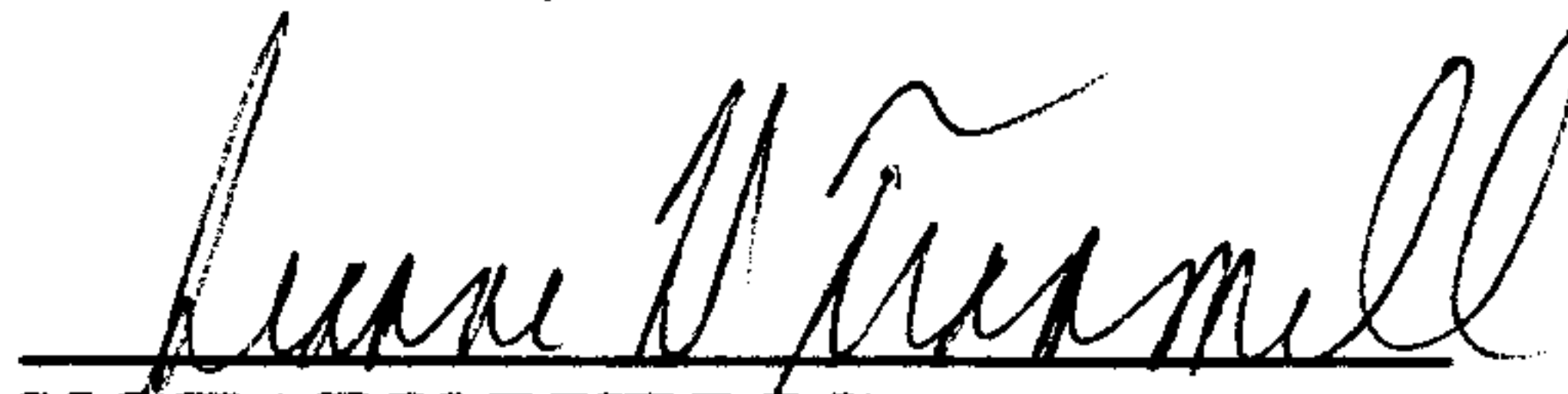

NANCY W. HAMMOND, Grantor


Typed Name: Cynthia M. Looney

STATE OF Alabama
COUNTY OF Shelby

I Jeanne Trammell, as Notary Public in and for said County and State do hereby certify that Nancy W. Hammond whose name is signed to the forgoing certificate as owner and whom is known to me, acknowledged before me on this date, that after having been duly informed of the contents of said certificates, he or she executed same voluntarily as such individual with full authority thereof. Given under my hand and seal this 1st day of July 2009.

My Commission Expires: 5/13/12


NOTARY PUBLIC
(SEAL)