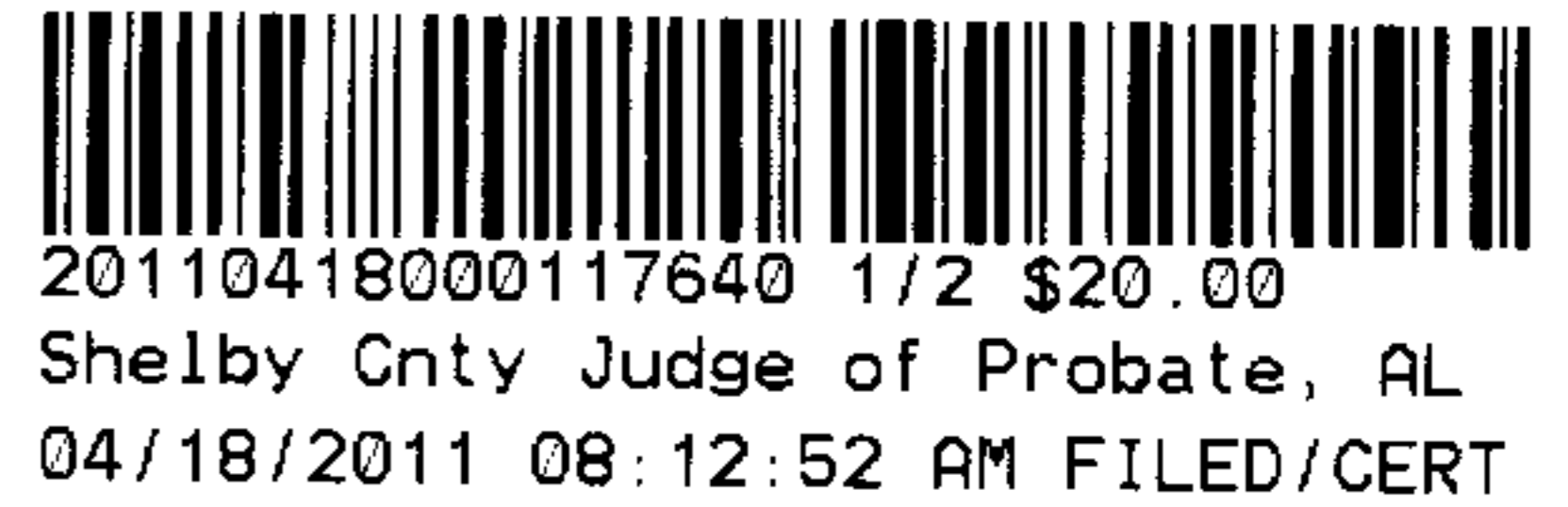


This instrument was prepared by:
Mary L. Gifford, Attorney at Law
P. O. Box 36342
Birmingham, AL 35216

Send Tax Notice To:
Vicki Johnson
1319 Westover Road
Westover, AL 35247

\$5,000.00

STATE OF ALABAMA This deed is being recorded to add spouse to
 title and give both the right of survivorship.
COUNTY OF SHELBY



WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, Beverly E. Van Luven and Vicki J. Johnson and husband, Jeffery M. Johnson, herein referred to as Grantor, whether one or more, do grant, bargain, sell and convey unto Vicki J. Johnson and husband, Jeffery M. 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 attached Exhibit A for Legal Description

- Subject to:
- (1) Ad valorem taxes for the year 2011 and all subsequent years, not yet due and payable
 - (2) Mineral and/or mining rights not owned by Seller
 - (3) Utility easements serving the property, residential subdivision covenants and restrictions, and building lines of record
 - (4) All easements, rights-of-way, restrictions and encumbrances of record

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 WE DO for ourselves and for our heirs, executors and administrators covenant with 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 stated 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 hereto set forth our hands and seals this 14th day of April, 2011.

GRANTORS:

Beverly E. Van Luven
Beverly E. Van Luven

Jeffery M. Johnson
Jeffery M. Johnson

Vicki J. Johnson
Vicki J. Johnson

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beverly E. Van Luven, Jeffery M. Johnson and Vicki J. Johnson, whose names are signed to the foregoing conveyance, are either known to me or have proven their identities to me by good and sufficient evidence and that, having been informed of the contents of the above document, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2011.

Marie Bailey Sheppard
Notary Public:
My Commission expires: 5/07/2012



20110418000117640 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
04/18/2011 08:12:52 AM FILED/CERT

Exhibit "A"

That part of the E 1/2 of the NW 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:
Commence at the SE corner of said 1/4 1/4 Section; thence North 02 deg. 00 min. West along the East line of said 1/4 1/4 Section for a distance of 759.3 feet, more or less, to a point on the Southwesterly right of way line of U. S. Highway No. 280 (Old Highway); thence North 54 deg. 31 min. West along the Southwesterly right of way line of said highway for a distance of 388.51 feet to a point; thence South 02 deg. 05 min. East along the East boundary of Parcels No. 5, No. 4 and No. 3 for a distance of 597.84 feet, more or less, to an iron pin, said point being the Northeast corner of Parcel No. 2 (the aforementioned Parcels No. 2 through No. 5 being parcels surveyed, established and marked by a prior survey by Frank W. Wheeler, Registered Land Surveyor No. 3385); thence South 00 deg. 32 min. East along the East boundary of said Parcel No. 2 for a distance of 401.0 feet, more or less, to a point on the South line of said 1/4 1/4 Section; thence North 87 deg. 27 min. East for a distance of 316.78 feet to the point of beginning; being situated in Shelby County, Alabama.

Shelby County, AL 04/18/2011
State of Alabama
Deed Tax: \$5.00