

THIS INSTRUMENT PREPARED BY:
CLAY R. CARR
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEES' ADDRESS:
CAROL SIMS JOHNSON

Shelby County, AL 08/29/2011
State of Alabama
Deed Tax:\$10.00

GENERAL WARRANTY DEED
(Joint Tenancy with Right of Survivorship)


20110829000253320 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/29/2011 08:49:29 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Thousand and 00/100 (\$10,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Charlotte A. Landers**, a single individual, **Carol Sims Johnson**, a single individual, **Jewel Faye Speary**, a married individual and **James Howard Sims**, a married individual (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto **Charlotte A. Landers and Carol Sims Johnson**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

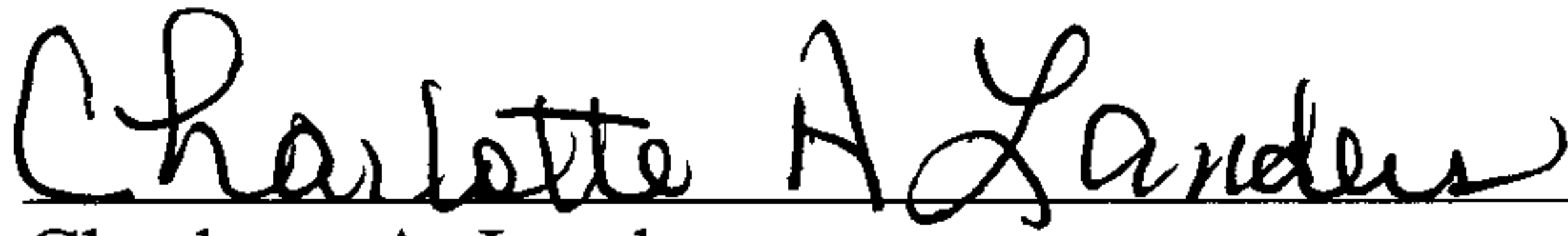
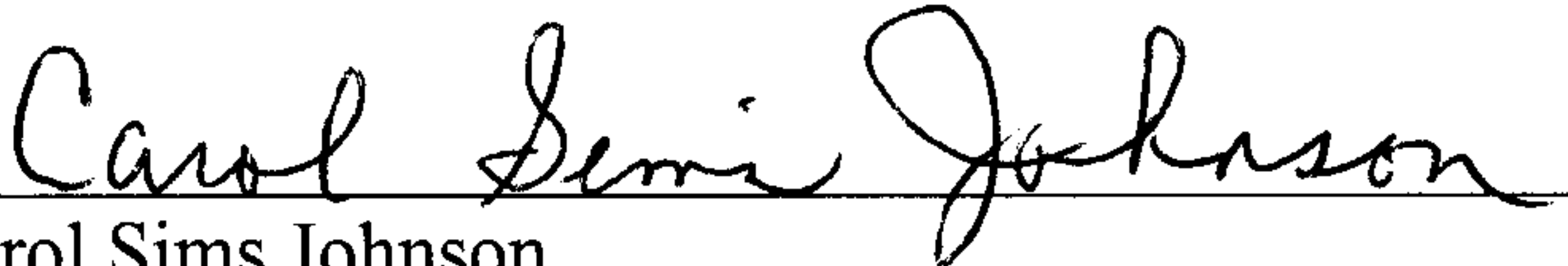
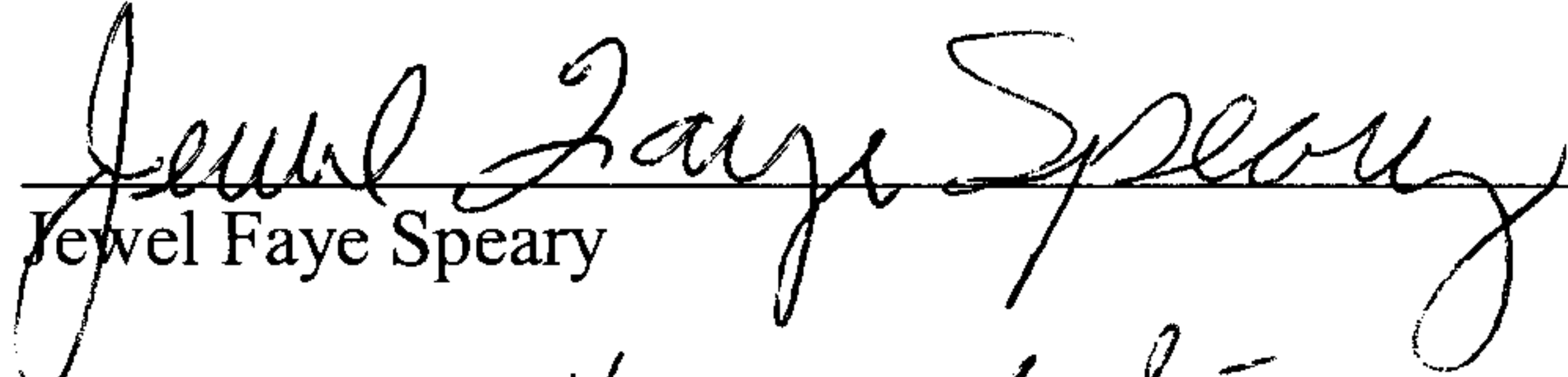
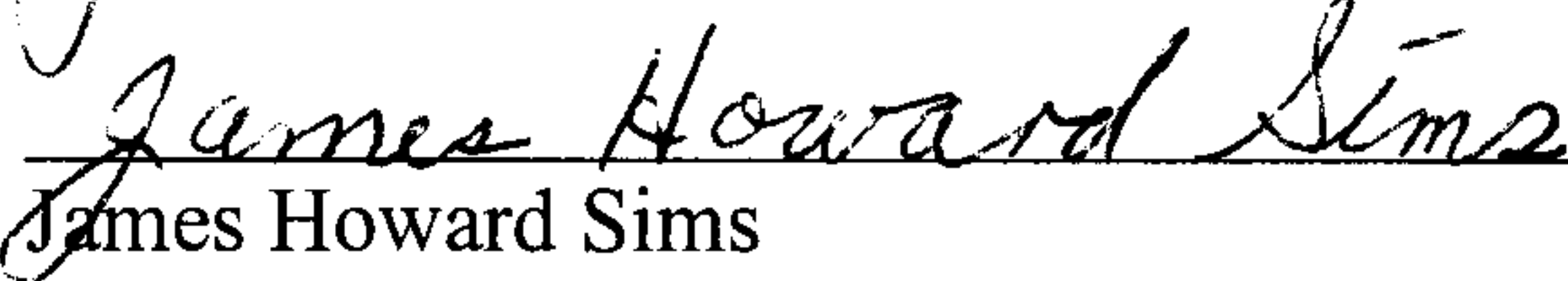
Subject property does not constitute the homestead of Jewel Faye Speary or James Howard Sims, as defined by the Code of Alabama.

Note: The preparer of this deed has not researched the title to this real property.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

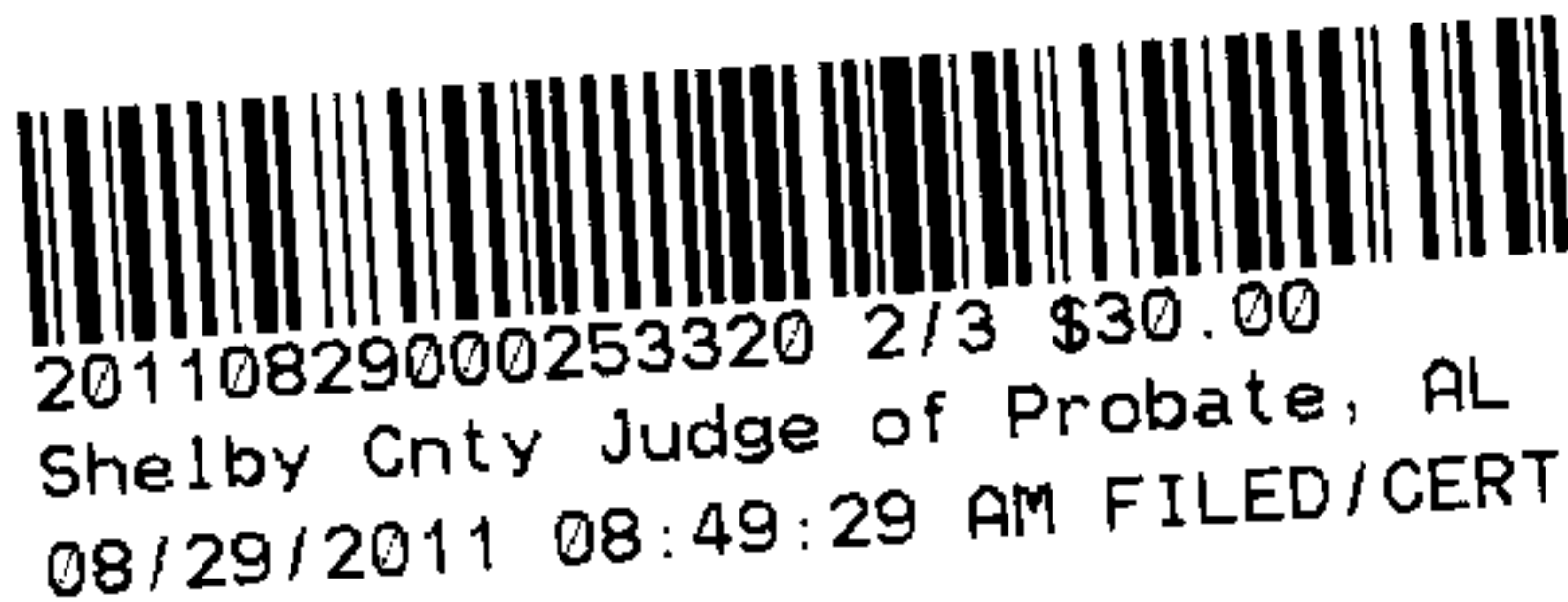
IN WITNESS WHEREOF, said GRANTORS, have hereunto set their hands and seals this the _____ day of August, 2011.


Charlotte A. Landers

Carol Sims Johnson

Jewel Faye Speary

James Howard Sims

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charlotte A. Landers, a single individual, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of August, 2011.



Kim Evans
NOTARY PUBLIC
My Commission Expires: 11-29-11

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carol Sims Johnson, a single individual, 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 Instrument signed her name voluntarily on the day the same bears date.

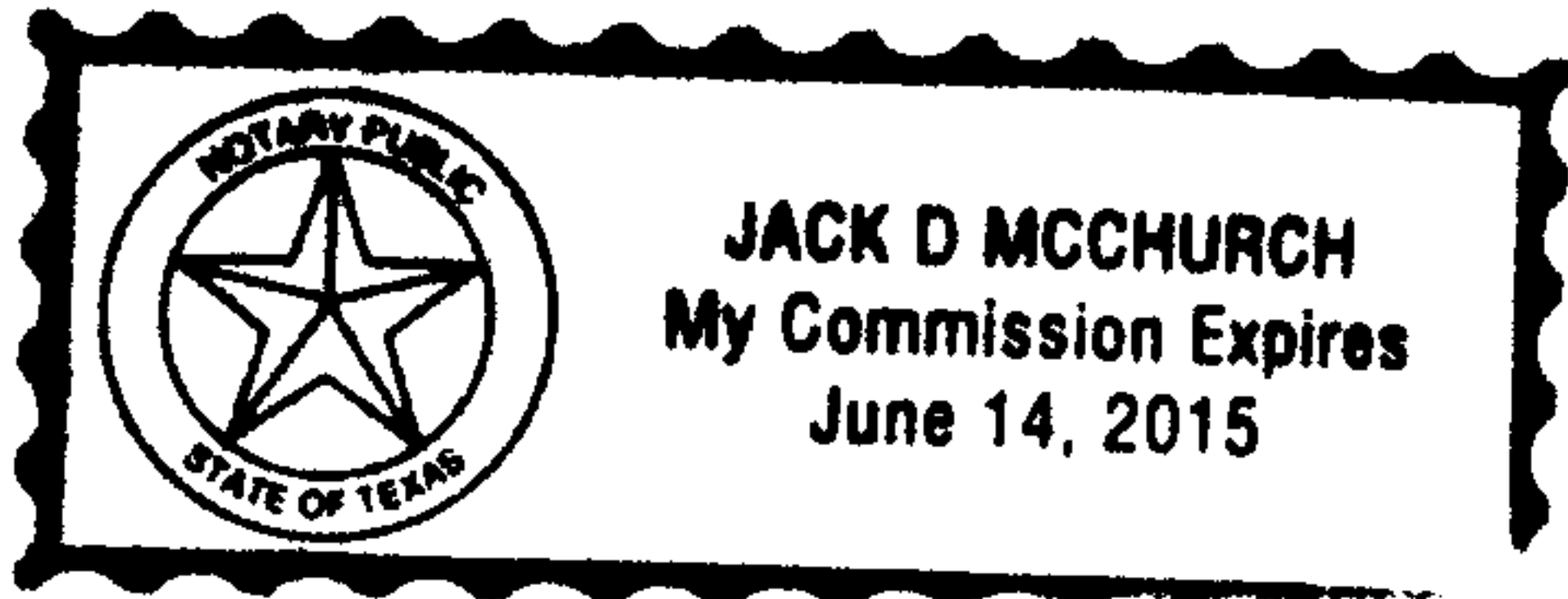
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of August, 2011.

Kim Evans
NOTARY PUBLIC
My Commission Expires: 11-29-11

STATE OF Texas)
COUNTY OF Montgomery)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jewel Faye Speary, a married individual, 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23 day of August, 2011.



Jack D. McChurch
NOTARY PUBLIC
My Commission Expires: June 14, 2015

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James Howard Sims, a married individual, 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of August, 2011.

Kim Evans
NOTARY PUBLIC
My Commission Expires: 11-29-11

Exhibit A
Legal Description


20110829000253320 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/29/2011 08:49:29 AM FILED/CERT

Parcel I

Commence at the Northwest corner of the NE 1/4 of SW 1/4 of Section 4, Township 20 South, Range 1 East, run South along forty line a distance of 188 feet to point of beginning; continue South along said forty line a distance of 420 feet to a point on the North side of right of way of Shelby County Highway 51; then run East along said right of way a distance of 105 feet to a point; then run North parallel with West forty line a distance of 420 feet to a point; then West 105 feet to forty line and point of beginning. Consisting of one (1) acres, more or less and being situated in Section 4, Township 20 South, Range 1 East, Shelby County, Alabama.

Parcel II

A parcel of land consisting of approximately one half acre in the NE 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commencing at the NW corner of the NE 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, run South along forty line 188 feet; then East 105 feet to point of beginning; then run South parallel with the West forty line 420 feet to a point on the Highway right of way; then run East along highway right of way a distance of 52 1/2 feet to a point; then run North and parallel with West forty line a distance of 457 feet to a point; then run a distance of 52 1/2 feet to a point, being the point of beginning. Consisting of 1/2 acre, more or less, situated in Section 4, Township 20 South, Range 1 East, Shelby County, Alabama.

Parcel III

A parcel of land consisting of approximately one and one-half acres situated in the SW corner of the SE 1/4 of the NW 1/4 and the NW corner of the NE 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commencing at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 East, point of beginning, run South along the forty line 188 feet; then East 157 1/2 feet to a point; then North and parallel with West forty line 416 feet; then West 157 1/2 feet to a point on the forty line; then South along forty line 228 feet to a point and the point of beginning. Consisting of 1 1/2 acres, more or less, located in Section 4, Township 20 South, Range 1 East, Shelby County, Alabama.

All parcels together consisting of a total of three (3) acres, more or less, situated in Section 4, Township 20 South, Range 1 East, Shelby County, Alabama.

Said property is the same property conveyed in that certain deed dated February 24, 2011 and recorded in instrument 20110504000134510 in the Probate Office of Shelby County, Alabama.