

**INSTRUMENT PREPARED WITHOUT
BENEFIT OF TITLE EXAMINATION**

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) William L. Johnson, Jr.

(Address) 603 13th Avenue, SW

Alabaster, AL 35007

MINIMUM VALUE: \$10,000.00

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

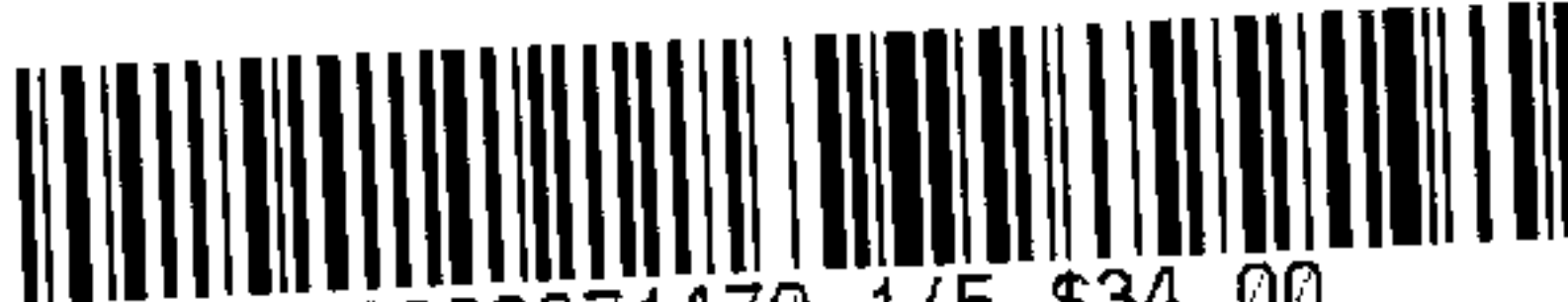
KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE and 00/100 (\$1.00) DOLLAR** to **DONNA LAWLEY, a married woman; BILLY WYATT, a married man, and GERALD WYATT, a married man** (the “Grantor” herein, whether one or more), in hand paid by **WILLIAM L. JOHNSON, JR. and TAMMY JEAN JOHNSON** (the “Grantee” herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate, to wit:

Lot No. 51 as shown on a map entitled “Property Line Map, Siluria Mills” prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the south right of way line of 4th Avenue East and the West right of way line of Montevallo Road (Ala. Highway 119), said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 4th Avenue East for 75.00 feet; thence 90.00 min. left and run southwesterly for 147.00 feet; thence 90 deg. 00 min. left and run southeasterly for 84.15 feet to a point on the westerly right of way line of said Montevallo Road; thence 93 deg. 33 min. 36 sec. left and run northeasterly along said right of way line of Montevallo Road for 147.28 feet to the point of beginning.

SOURCE OF TITLE: Deed Book 240, Page 348.

William L. Johnson, a Grantee upon the above the referenced Source of Title, died testate on or about May 5, 2011, and the Probate of his Will has not occurred, and same is not anticipated. William L. Johnson was predeceased by Christine W. Johnson, the other Grantee upon said Source of Title, she having died on or about the 1st day of December, 1981.


20120229000071470 1/5 \$34.00
Shelby Cnty Judge of Probate, AL
02/29/2012 02:32:05 PM FILED/CERT

This deed is accompanied by Heirship Affidavit, hereto attached as Exhibit "A", same of which is incorporated herewith, as though fully set out herein.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF ANY GRANTOR'S SPOUSE, NEITHER IS IT CONTIGUOUS THEREO.

Situated in **SHELBY** County, Alabama.

TO HAVE AND TO HOLD to the said **WILLIAM L. JOHNSON, JR., and TAMMY JEAN JOHNSON**, and Grantee's heirs and assigns forever.

Given under my hand and seal this 9th day of August, 2011.

Donna Lawley (Seal)
DONNA LAWLEY

Billy Wyatt (Seal)
BILLY WYATT

Gerald Wyatt (Seal)
GERALD WYATT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **DONNA LAWLEY, BILLY WYATT and GERALD WYATT**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this 9th day of August, 2011.

Sharon J. Dyer
Notary Public
My commission expires: 9/3/2014



20120229000071470 2/5 \$34.00
Shelby Cnty Judge of Probate, AL
02/29/2012 02:32:05 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

**HEIRSHIP AFFIDAVIT
EXHIBIT "A"**

Come now, Donna Lawley, Billy Wyatt and Gerald Wyatt, as "Affiants" herein, and after having first been duly sworn, said Affiants do hereby depose and say as follows:

1. Each Affiant herein has personal knowledge of the facts stated herein, in particular, as relating to the family history of William L. Johnson (hereinafter referenced as the "Decedent"), each Affiant is over the age of nineteen (19) years and is competent to execute this Affidavit.

2. The Decedent and Christine W. Johnson were husband and wife on December 17, 1965, when they acquired title to certain real property situated in Shelby County, Alabama, as joint tenants with right of survivorship. Said real property is hereinafter described as follows:

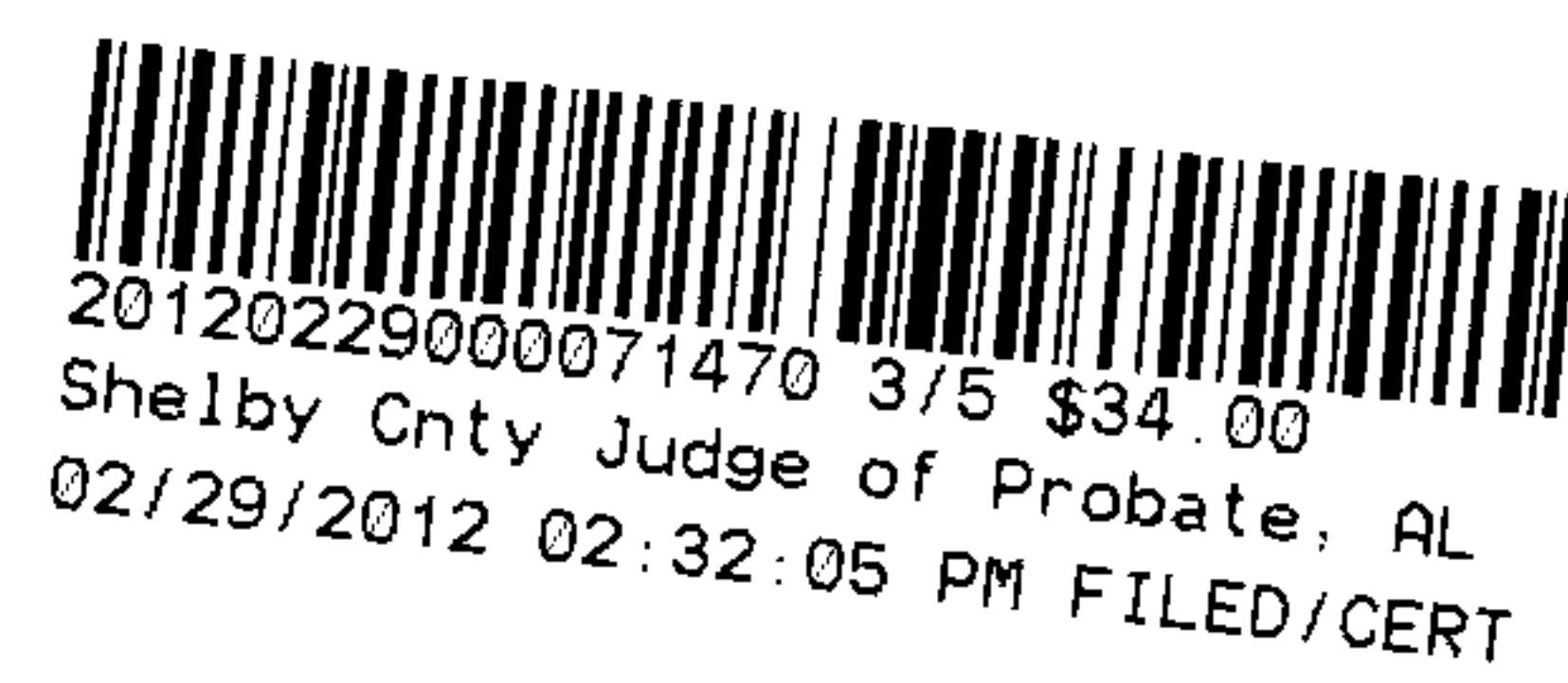
Lot No. 51 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Begin at the intersection of the south right of way line of 4th Avenue East and the West right of way line of Montevallo Road (Ala. Highway 119), said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 4th Avenue East for 75.00 feet; thence 90.00 min. left and run southwesterly for 147.00 feet; thence 90 deg. 00 min. left and run southeasterly for 84.15 feet to a point on the westerly right of way line of said Montevallo Road; thence 93 deg. 33 min. 36 sec. left and run northeasterly along said right of way line of Montevallo Road for 147.28 feet to the point of beginning.

3. The Decedent and Christine W. Johnson had four (4) natural children, whose names and addresses are stated as follows:

William L. Johnson, Jr., son
603 13th Avenue, SW
Alabaster, AL 35007

Over the age of nineteen (19) years and of sound mind.



Tammy Jean Johnson, daughter
209 North Cannon Ave.
Sylacauga AL 35150
Over the age of eighteen (18) years and of sound mind.

Pamela Faye Johnson was a daughter, who deceased on or about January 26, 1994, without leaving any children, natural or adopted, to survive her; neither did she leave children of deceased children to survive her.

Patricia Christine Johnson was a daughter, who deceased on or about January 11, 1999, she having left three (3) children to survive her, whose names and addresses are stated as follows:

Patsy Langsford, granddaughter
116 Maple Street
Maylene, AL 35114

Donna Fancher, granddaughter
2605 Vixen Street
Helena, AL 35080

Debra Bradley, granddaughter
11460 Highway 17
Montevallo, AL 35115

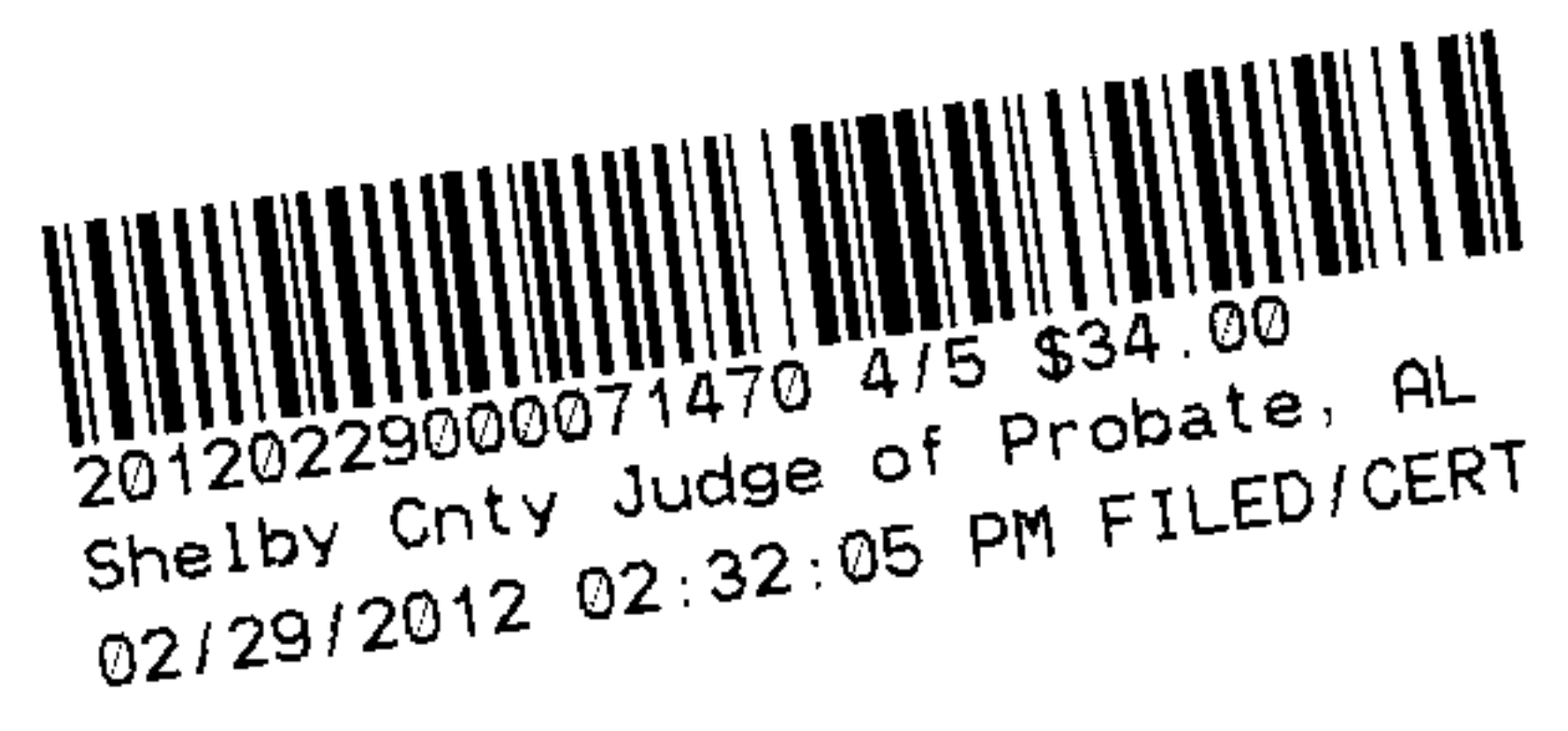
4. Christine W. Johnson deceased on or about the 1st day of December, 1981.

5. On or about the 3rd day of September, 1982, the Decedent married Ethelene Wyatt Johnson, the natural mother of Donna Lawley, Billy Wyatt and Gerald Wyatt, who became the step-children of the Decedent, all of whom are competent and over the age of nineteen (19) years, and whose names and addresses are stated as follows:

Donna Lawley, step-daughter
5393 Hwy 10
Montevallo AL 35115

Billy Wyatt, step-son
2993 Co. Rd. 229
Thorsby AL 35171

Gerald Wyatt, step-son
1425 Co. Rd. 247
Clanton AL 35045



6. Ethelene Wyatt Johnson died intestate, on or about the 1st day of December, 2006, but her Will was never probated and no probate thereof is anticipated.

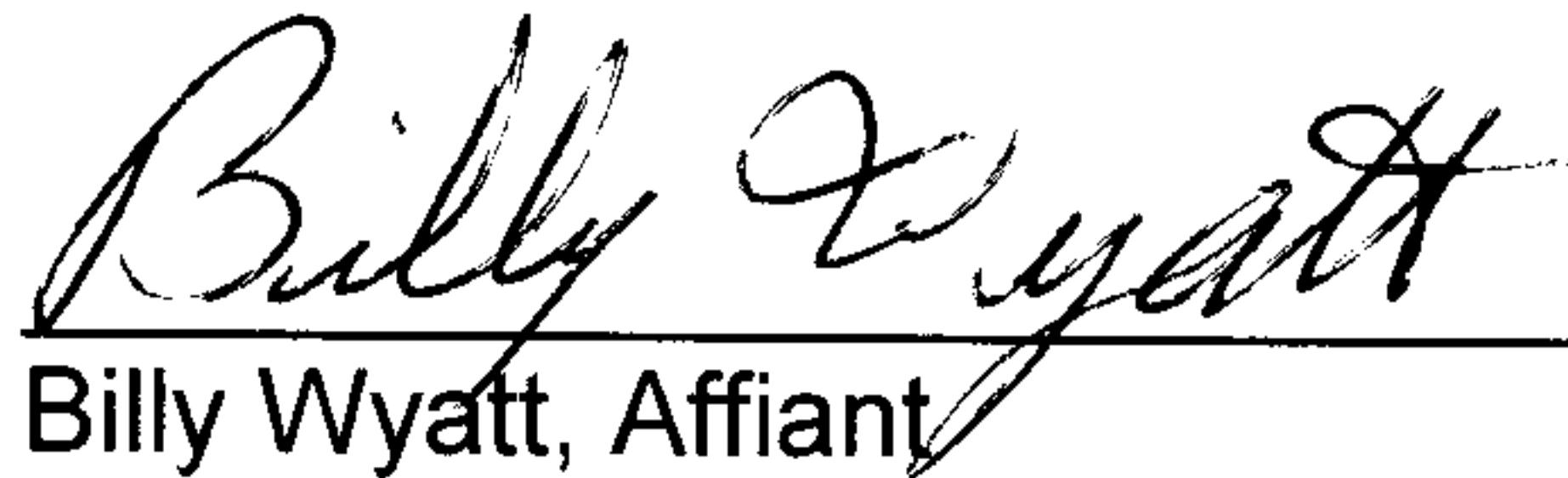
7. On or about September 23, 2008, the Decedent executed his Last Will and Testament, whereby he devised and bequeathed the real and personal property of his estate to his above referenced children and step-children. Decedent's Will has not been probated and no such probate is anticipated.

8. There are no other children of the Decedent, natural or adopted, other than those referenced hereinabove. Furthermore, there are no children of deceased children of the Decedent to survive him.

9. The Decedent's date of death was May 5, 2011. Since December 17, 1965, Decedent has been in sole and exclusive possession of the above described real property, or had allowed his agent, Donna Lawley, to assume exclusive possession of same, without interruption or claim by any other person or entity.

10. This Affidavit is rendered for the purpose of establishing a chain of title in reference to the above described real property.


Donna Lawley, Affiant

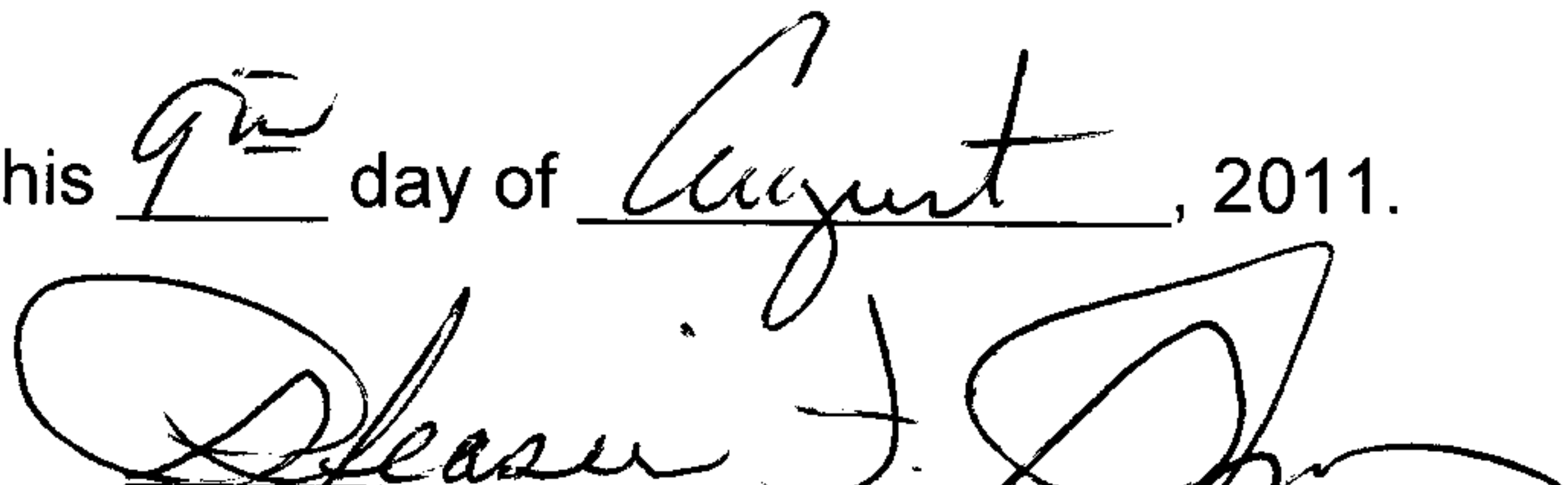

Billy Wyatt, Affiant

Shelby County, AL 02/29/2012
State of Alabama
Deed Tax: \$10.00


Gerald Wyatt, Affiant

STATE OF ALABAMA
COUNTY FO SHELBY

Sworn to and subscribed before me this 9th day of August, 2011.


Notary Public
My commission expires: 9/3/2014


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