

7770

SEND TAX NOTICE TO:
(Name) Elbert A. Johnson, Jr.
(Address) P.O. Box 380575
Birmingham, Al. 35238

This instrument was prepared by
(Name) Larry R. Newman, Attorney At Law
(Address) 3021 Lorna Road, Suite 310, Birmingham, Alabama 35216

WARRANTY DEED— METRO TITLE SERVICE, INC.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand and NO/100 -----Dollars-----

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,
Tommie G. Smith and Betty Lou Smith, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Elbert A. Johnson, Jr., an unmarried man

(herein referred to as grantees, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Point of Intersection of the Northwest Right-of-Way line of Shelby County Road #41 and the South line of the Northwest quarter of Southwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence run Northeasterly along said Northwest Right-of-Way line a distance of 420.0 feet to the Point of Beginning; thence turn left and run Northwesterly, perpendicular with said Right-of-Way line a distance of 210.0 feet; thence turn right and run Northeasterly and parallel to the Northwest Right-of-Way line of said Road a distance of 420.0 feet; thence run Southeasterly a distance of 210.0 feet to the Northwest Right-of-Way line of said Road; thence turn right and run Southwesterly along said Right-of-Way line a distance of 420.0 feet to the Point of Beginning.

SUBJECT TO: 1. Taxes for the year 1990 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$10,500.00 of the purchase price of the property described herein has been paid by the proceeds of a purchase money mortgage executed and recorded simultaneously herewith.

This property is not the homestead of the grantors.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns forever.

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.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 23rd day of January, 1990

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
90 JAN 25 AM 8:39
(Seal)
James A. Snowden, Jr.
JUDGE OF PROBATE (Seal)

Tommie G. Smith (Seal)
Tommie G. Smith
Betty Lou Smith (Seal)
Betty Lou Smith
1 (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

Deed tax 5.50
Rec 2.00
Int 7.00
Cert 7.00
12.00

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tommie G. Smith and Betty Lou Smith, husband and wife 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 and official seal this 23rd day of January, A. D., 1990

Larry R. Newman
Larry R. Newman Notary Public.