

SEND TAX NOTICE TO:

(Name) Roy W. Johnson

(Address) 1214 Alford Avenue
Birmingham, AL 35226

824

This instrument was prepared by

(Name) Terry W. Gloor

(Address) 2015 Second Avenue North, Birmingham, AL 35203

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Thousand Dollars (\$120,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William G. McPherson, a married man, Frank A. Mus, a married man, and Norman F. Plott, a married man,

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

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, NOR THEIR SPOUSES.

One Hundred Twenty Thousand Dollars (\$120,000.00) of the consideration of this transfer was paid from the proceeds of a Mortgage Loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said grantee, 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 13th day of July, 1990.

(Seal)

(Seal)

Arnold S. Byrd (Seal)

William G. McPherson (Seal)
Frank A. Mus (Seal)
Norman F. Plott (Seal)

FLORIDA
STATE OF ALABAMA
Marion COUNTY

General Acknowledgment (SEE REVERSE FOR ADD'L. ACKNOWLEDGMENT)

I, Melinda Dugan, a Notary Public in and for said County, in said State, hereby certify that Frank A. Mus, a married man, 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 conveyance he executed the same voluntarily on the day the said date.
Given under my hand and official seal this 10th day of July, 1990.

STATE OF ALABAMA,)

Jefferson COUNTY.)

I, Leann McKinney, a Notary Public in and for said County and State, hereby certify that William G. McPherson, a married man, and ~~Norman F. Plott~~, a married man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, ~~they~~ executed the same voluntarily on the day the same bears date.

July, 1990. Given under my hand and official seal this 13th day of

Leann McKinney
Notary Public
MY COMMISSION EXPIRES JUNE 12, 1994

STATE OF NORTH CAROLINA,)

Catawba COUNTY.)

I, Arnold S. Byrd, a Notary Public in and for said County and State, hereby certify that Norman F. Plott, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

July, 1990. Given under my hand and official seal this 11th day of

Arnold S. Byrd
Notary Public
my Comm Exp. 2-22-95

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama described as follows:

Commence at the Southwest Corner of said SW 1/4 of NW 1/4: Thence run in an Easterly direction along the South line of said 1/4-1/4 a distance of 552.40 feet to its intersection with the Easterly right of way line of U. S. Highway # 31; Thence run in a Northerly and Northeasterly direction along the Easterly right of way line of U. S. Highway # 31, along the arc of a curve having a central angle of 17 degrees 49 minutes 50 seconds and a radius of 2191.83 feet, a distance of 682.10 feet to the end of said curve and the point of commencement of a spiral curve: Thence continue in a Northeasterly direction along the Easterly right of way line of said U. S. Highway #31 along the spiral curve a chord distance of 293.31 feet to the end of said spiral curve and the Point of Beginning: Thence from chord of last described curve turn an angle to the right of 0 degrees 15 minutes and continue in a Northeasterly direction along the Easterly right of way line of said U. S. Highway #31 a distance of 145.51 feet; thence turn an angle to the right of 63 degrees 26 minutes and run in an Easterly direction a distance of 302.16 feet; Thence turn an angle to the right of 90 degrees 00 minutes and run in a Southerly direction a distance of 130.15 feet; Thence turn an angle to the right of 90 degrees 00 minutes and run in a Westerly direction a distance of 367.24 feet to the Point of Beginning.

According to the Survey of Amos Cory, P.L.S. #10550, dated December 29, 1988.

SUBJECT TO:

1. Taxes for 1990 and subsequent years.
2. Transmission line permits to Alabama Power Company in Deed Book 174, Page 304, and Deed Book 174, Page 302, in Probate Office.
3. Condemnation for right of way as described in condemnation proceedings in Final Record 16, Page 65, in Probate Office.
4. Grantee covenants that for a period of twenty (20) years from the date of this Deed, no fast food restaurant(s) shall be constructed or located upon any portion of the subject property. This covenant shall run with the land.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JUL 13 PM 4:02

JOURNAL OF THE CLERK

1. *116 304*
2. *730*
3. *300*
4. *100*
5. *100*
6. *100*
Total *1350*

EXHIBIT A