

This instrument was prepared by:
Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:
Hal G. Bryan
1970 Lakemont Drive
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Thirty-Seven Thousand, Five Hundred and 00/100 Dollars (\$237,500.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Mark J. Johnson and wife, Kathy S. Johnson** (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Hal G. Bryan, unmarried** (hereinafter referred to as Grantee), his heirs and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 4, according to the Survey of South Pointe, Sixth Sector, Phase One, as recorded in Map Book 14, page 85, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1999 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

Note: \$221,500.00 of the purchase price was paid with a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to said Grantee, his heirs and assigns, forever.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 16 day of April, 1999.

Mark J. Johnson
Mark J. Johnson

Kathy S. Johnson
Kathy S. Johnson

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Mark J. Johnson and Kathy S. Johnson, whose name(s) are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that being informed of the contents they executed the same voluntarily on the day same bears date.

Given under my hand and seal this 16 day of April in the year 1999

[Signature]
Notary Public
My Commission Expires 3/21/2000

04/20/1999-16743
12:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 24.50