

STATE OF ALABAMA)
SHELBY COUNTY)

20041110000619710 Pg 1/2 76.00
Shelby Cnty Judge of Probate, AL
11/10/2004 13:18:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of SIXTY TWO THOUSAND AND NO/100 DOLLARS (\$62,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **CHARLES VINCENT JOHNSON and spouse, DEBORAH LYNN JOHNSON** (GRANTORS) do grant, bargain, sell and convey unto **KRISTIN M. VICKERY** (GRANTEE) the following described real estate situated in SHELBY, ALABAMA to wit:

THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2005.

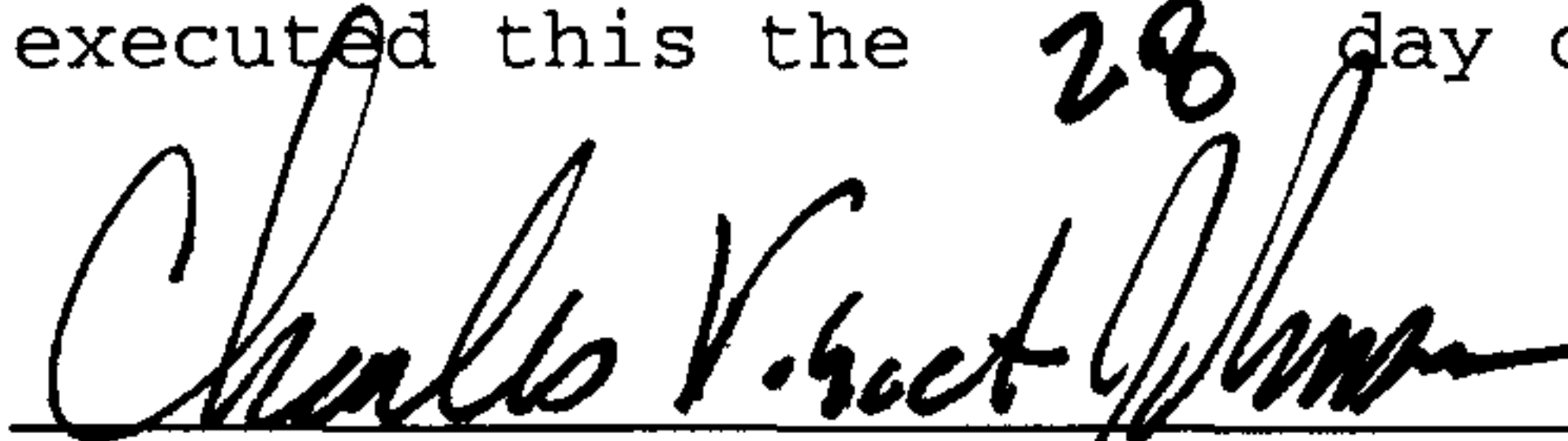
MINERALS AND MINING RIGHTS NOT OWNED BY GRANTORS.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY IN DEED BOOK 103, PAGE 179.

RIGHTS OF OTHERS IN AND TO ACCESS EASEMENTS IN DEED BOOK 279, PAGE 112; DEED BOOK 312, PAGE 49; INST# 1998-24704 AND INST# 2002121800024510.

TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said **GRANTORS** do for themselves, their heirs, successors, and assigns covenant with said **GRANTEE**, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said **GRANTEE**, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the ²⁸ day of October, 2004.


Seal
CHARLES VINCENT JOHNSON


Seal
DEBORAH LYNN JOHNSON

STATE OF ALABAMA
JEFFERSON COUNTY

I, Gene W. Gray, Jr., P.C., a Notary Public in and for said County in said State, hereby certify that **CHARLES VINCENT JOHNSON and spouse, DEBORAH LYNN JOHNSON** whose names are signed to the foregoing instrument and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ²⁸ day of October, 2004.

Notary Public
Commission Expires: 11/09/06

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
KRISTIN M. VICKERY
127 BROOKLANE DRIVE
WILSONVILLE, AL 35186

EXHIBIT "A"

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 4, Township 20 South, Range 1 East, being more particularly described as follows:

Commence at the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East; thence run North on the $\frac{1}{4}$ - $\frac{1}{4}$ line for 1080.0 feet to the point of beginning; thence left $89^{\circ}58'35''$ and parallel with the South $\frac{1}{4}$ - $\frac{1}{4}$ line for 828.0 feet; thence right $89^{\circ}58'56''$ for 254.50 feet to the North $\frac{1}{4}$ - $\frac{1}{4}$ line; thence right $90^{\circ}26'05''$ and along said $\frac{1}{4}$ - $\frac{1}{4}$ line for 828.0 feet to the East $\frac{1}{4}$ - $\frac{1}{4}$ line; thence right $89^{\circ}33'34''$ and along said $\frac{1}{4}$ - $\frac{1}{4}$ line for 248.47 feet to the point of beginning.

ALSO easement of 16 feet wide South of and adjacent to the North $\frac{1}{4}$ - $\frac{1}{4}$ line and running West from the West property line of the above described tract of land to County Road #55.

TOGETHER WITH an easement for ingress/egress, being more particularly described as follows:

A 30 foot easement for the purpose of ingress, egress and utilities as described as follows:

Commence at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 East, and run South along said $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 248.47 feet; thence turn an angle of $90^{\circ}01'25''$ right and run a distance of 595.20 feet to the point of beginning; thence turn an angle of $77^{\circ}59'12''$ left and run a distance of 230.78 feet to the point of ending of the centerline of said easement. Said easement is 30 feet in width, being 15 feet on each side of the above described centerline.

TOGETHER WITH an easement for ingress/egress, being more particularly described as follows:

Easements, and rights of way of record for a driveway or roadway and for public utility lines of an equal width of 20 feet over and across the North 20 feet of said property, said easement reserved being to provide ingress and egress to and from Highway 55, being also known as the Westover Road, and other property lying to the East thereof, it being agreed and understood that the grantees herein, and their successors in title, shall not have the right to obstruct said driveway; roadway or easement by fence or otherwise.

NOTE: The above legal description is for informational purposes only, due to the vagueness of the easement descriptions. We reserve the right to amend this commitment upon receipt and review of a property survey. Said survey will need to show and describe all access easements.

KRISTEN M. VICKERY