

*This is a copy of the original deed--said original deed having been lost or misplaced and never recorded.

Send Tax Notice To:
Johnson Industrial Services, Inc.
3309 Highway 31
Calera, Alabama 35040



20060306000064280 1/3
Bk: LR200604 Pg:19113
03/06/2006 12:37:56 PM D
Jefferson Co Judge of Probate, AL
Filed/Certified - Judge Mark Gaines

STATE OF ALABAMA)

SHELBY COUNTY)



20060406000159560 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
04/06/2006 01:58:01PM FILED/CERT

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 20th day of May, 1998, by Joe F. Johnson, Sr., a married man, (hereinafter referred to as the "Grantor"), to Johnson Industrial Services, Inc., an Alabama corporation (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars and other valuable consideration (\$10.00) Dollars in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the real estate described in Exhibit "A" attached hereto and situated in Shelby County, Alabama;, to-wit:

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

Grantor hereby warrants that the subject property does not constitute the homestead of the Grantor or Grantor's spouse.

This conveyance is subject to the following:


1. Ad valorem taxes for tax year 1998;
2. Transmission Line Permit to Alabama Power Company recorded in Deed Book 99, page 463;
3. Riparian Rights, if any, in and to the use of Camp Branch;
4. Less and except any portion of the land lying within Camp Branch; and
5. All of the purchase price was paid from the proceeds of a Purchase Money Mortgage in the amount of \$210,000 which was executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

And said Grantor does for himself, his heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

20060406000159560 2/3 \$18.00
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IN WITNESS WHEREOF, the Grantor caused this Warranty Deed to be executed on this 20th day of May, 1998.

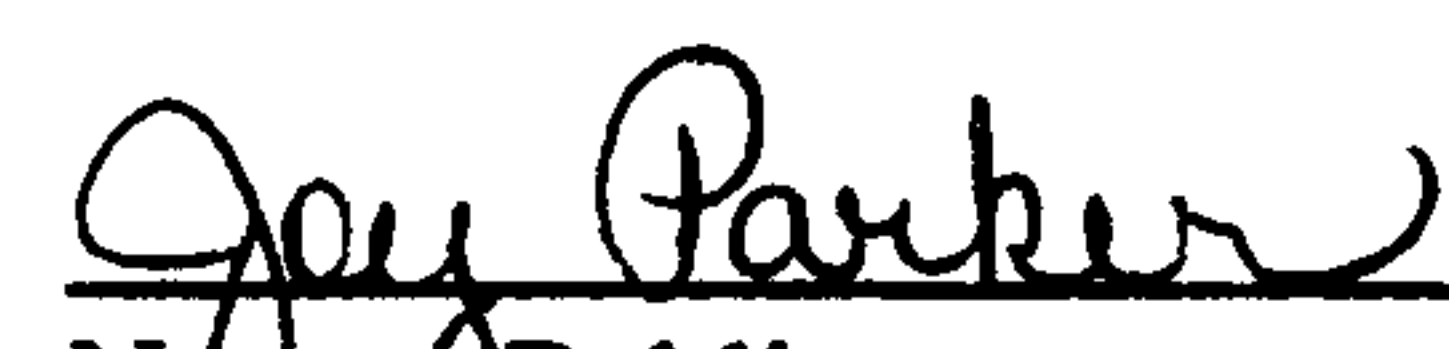


Joe F. Johnson, Sr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe F. Johnson, Sr., a married man, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, he executed the same voluntarily on the day the same bears date.

Given under my hand this 20th day of May, 1998.



Notary Public
My Commission Expires: 7-31-01

THIS INSTRUMENT PREPARED BY:

Steven A. Brickman, Esq.
Sirote & Permutt, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

EXHIBIT A

A parcel of land in the S 1/2 of the SW 1/4 of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama, being situated in Shelby County, Alabama, described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 2 West; thence run South 79 deg. 27 min. 28 sec. East along the South line thereof for a distance of 1341.69 feet to the Easterly right of way of U. S. Highway #31; thence run North 10 deg. 52 min. 28 sec. West along said right of way for a distance of 374.52 feet to the point of beginning of a curve to the right having a central angle of 07 deg. 17 min. 16 sec. and a radius of 2730.14 feet and a chord bearing of North 07 deg. 13 min. 50 sec. West; thence run along the arc of said curve for a distance of 347.26 feet to the point of beginning; thence continue along the arc of said curve for a distance of 259.08 feet; thence run North 01 deg. 51 min. 02 sec. East for a distance of 274.22 feet; thence leaving said right of way run North 89 deg. 59 min. 32 sec. East for a distance of 864.05 feet to the centerline of Camp Branch; thence run the following calls along said centerline South 09 deg. 09 min. 15 sec. East for a distance of 157.53 feet; thence run South 19 deg. 46 min. 52 sec. West for a distance of 211.85 feet; thence run South 70 deg. 25 min. 22 sec. West for a distance of 158.10 feet; thence run South 62 deg. 51 min. 22 sec. West for a distance of 165.81 feet; thence run South 56 deg. 09 min. 22 sec. West for a distance of 89.18 feet; thence leaving said centerline run North 89 deg. 59 min. 52 sec. West for a distance of 451.76 feet to the point of beginning; being situated in Shelby County, Alabama.

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Fee - \$9.50
Deed Tax -\$1.00
Total of Fees and Taxes-\$10.50
WILSONN