

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Johnnie Jones

## WARRANTY DEED

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

20110607000166510 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/07/2011 11:04:08 AM FILED/CERT

That in consideration of One Hundred Twenty Three Thousand dollars and Zero cents (\$123,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Gurka and wife, Lafonda Whitehead (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Johnnie Jones (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.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$123,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31<sup>st</sup> day of May, 2011.

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

John Gurka  
John Gurka  
Lafonda Whitehead  
Lafonda Whitehead

\_\_\_\_\_  
(SEAL)

STATE OF

}

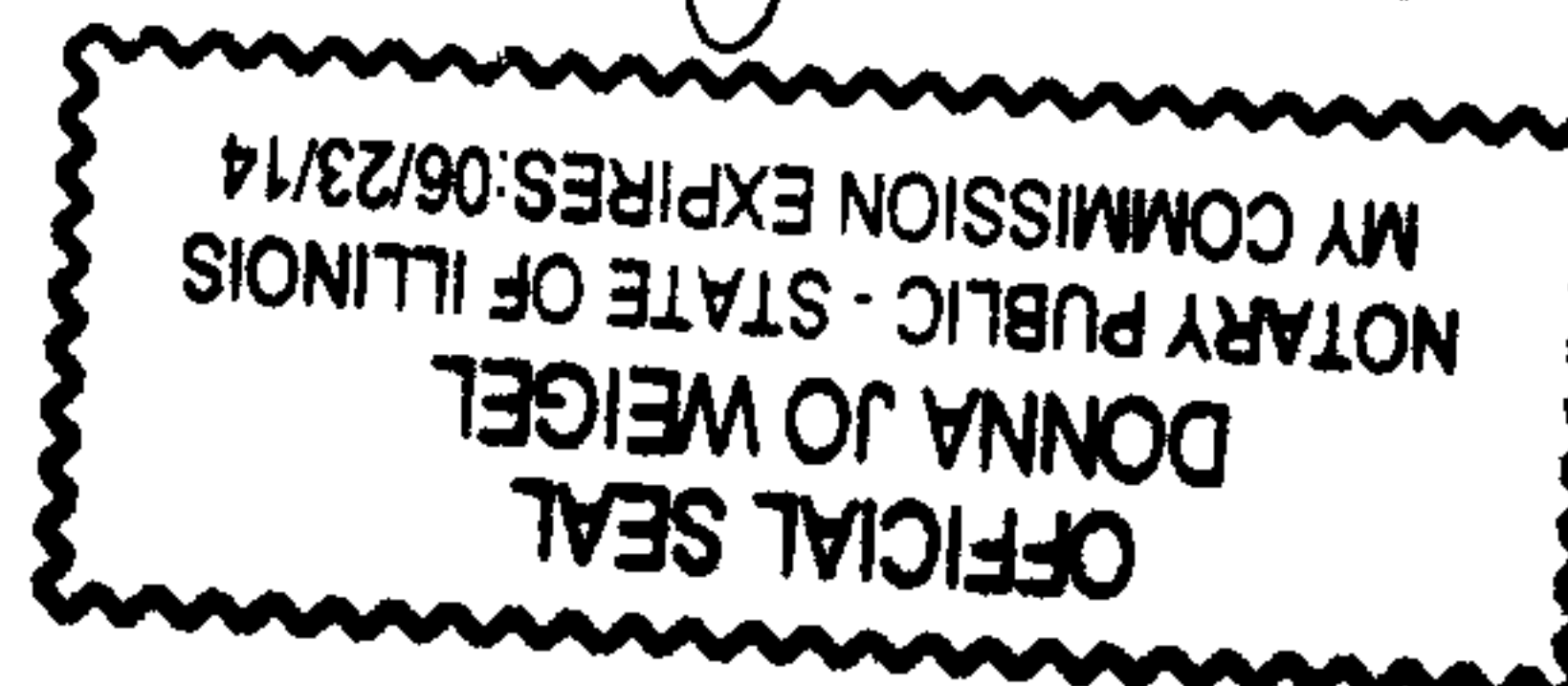
General Acknowledgment

COUNTY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John Gurka and Lafonda Whitehead 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 31<sup>st</sup> day of May, 2011.

Donna Jo Weigel  
Notary Public





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Shelby Cnty Judge of Probate, AL  
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## EXHIBIT A

Commence at the SW corner of the SW  $\frac{1}{4}$ -SW $\frac{1}{4}$  of Section 1, Township 22 South, Range 1 West; thence run northerly along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  for 1311.80 feet; thence turn 89 degrees 25 minutes 20 seconds right and run North 88 degrees 19 minutes 28 seconds East for 276.26 feet to a point on the East right of way of Egg and Butter Road; thence run South 02 degrees 05 minutes 32 seconds East along said road for 237.02 feet to the point of beginning; thence run South 04 degrees 00 minutes 26 seconds East, along said road for 111.37 feet; thence run North 89 degrees 25 minutes 03 seconds East for 248.36 feet; thence run North 07 degrees 17 minutes 07 seconds West for 270.37 feet to a point in the center of a 60' easement; thence run South 72 degrees 08 minutes 18 seconds West, along said centerline for 23.38 feet; thence run South 43 degrees 29 minutes 33 seconds West, along said centerline for 176.19 feet; thence run South 72 degrees 32 minutes 58 seconds West, along said centerline for 82.11 feet to the point of beginning. Situated in Shelby County, Alabama.

Also known as Lot 1, according to the map of A. J. Jones Estates as recorded in Map Book 32, Page 125 in the Probate Office of Shelby County, Alabama.