

2000.

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor William M. Johnson and wife, Sara L. Johnson

in hand paid by James T. Jones

the receipt whereof is acknowledged we the said

William M. Johnson and wife, Sara L. Johnson

do grant, bargain, sell and convey unto the said

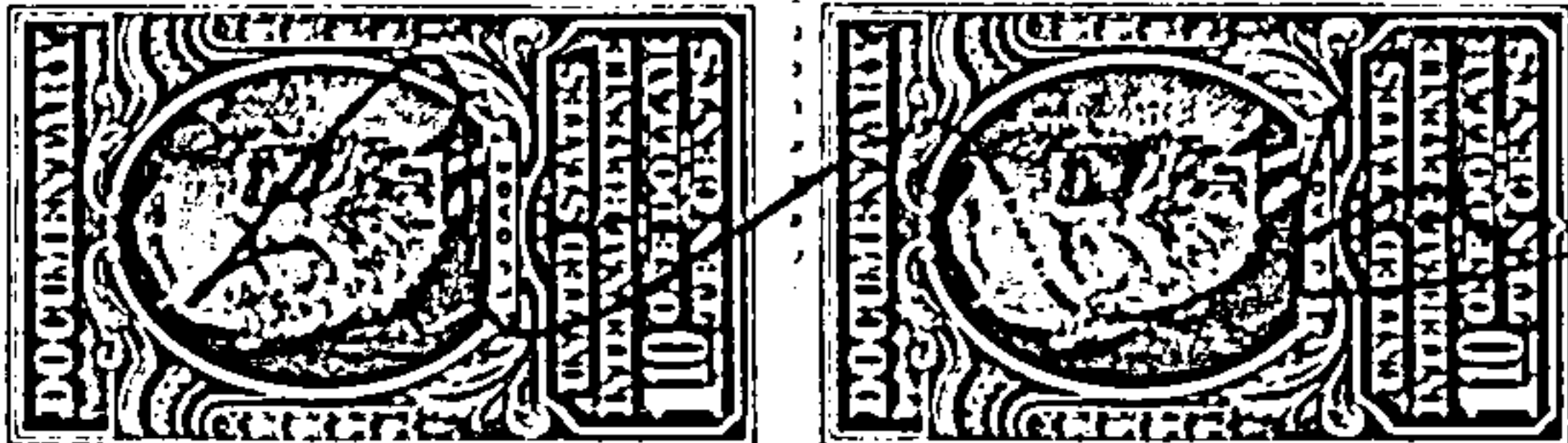
James T. Jones

the following described real estate, situated in Shelby

County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 1, Township 24 North, Range 15 East described as follows: To find the point of beginning, start at the southwest corner of said Section 1 thence northeastwardly along a road as follows: North 75 deg. 45 min. East a distance of 391.7 feet to a point; thence north, 30 deg. 15 min. East a distance of 198.3 feet to a point; thence north, 38 deg. 06 min. East a distance of 290.7 feet to a point; thence north, 42 deg. 34 min. East a distance of 25 feet to a point; thence north, 88 deg. 58 min. East a distance of 186 feet to a point; thence north 88 deg. 33 min. East a distance of 200.4 feet to a point; thence north 76 deg. 54 min. East a distance of 100 feet to a point; thence north 83 deg. 58 min. East a distance of 100 feet to a point; thence north, 83 deg. 29 min. East a distance of 100 feet to a point; thence north 70 deg. 56 min. East a distance of 129.4 feet to a point; thence south 69 deg. 25 min. East a distance of 80 feet to a point; thence south 34 deg. 06 min. East a distance of 95 feet to a point which is the point of beginning; thence south 32 deg. 40 min. East a distance of 84 feet to a point; thence north 61 deg. 42 min. East a distance of 123.6 feet to a point; thence north 29 deg. 17 min. West a distance of 100 feet to a point; thence south 54 deg. 26 min. West a distance of 129.1 feet to the point of beginning.

There is excepted existing rights of way and easements and Alabama Power Company's flood rights to 425 foot datum plane contour as recorded in Final Record 7 page 51 in the Probate Office of Shelby County, Alabama.



TO HAVE AND TO HOLD, To the said James T. Jones, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said James T. Jones, his

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said

James T. Jones, his

heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal s

this 10<sup>th</sup> day of June, 1961.

WITNESSES:

*William M. Johnson* (Seal.)  
William M. Johnson  
*Sara L. Johnson* (Seal.)  
Sara L. Johnson  
(Seal.)  
(Seal.)

BOOK 216 PAGE 48

*W. L. Johnson*

TO

# WARRANTY DEED

STATE OF ALABAMA }  
SHELBY COUNTY }

I, Conrad M. Fowler, Judge of Probate hereby  
certify that the within Deed was  
filed in this office for record the 12 day  
of June 1961 at 12 o'clock M.  
and recorded in Deed Record 216  
page 42 and examined 6-13-61  
and the Mortgage Tax of \$ 2.20  
Deed Tax of \$ 2.20 has been paid.  
Conrad M. Fowler  
Judge of Probate

Fee \$ 1.45

THIS FORM FROM  
TITLE GUARANTEE & TRUST CO. 1.45  
TITLE INSURANCE — ABSTRACTS 2.20  
TRUSTS 2.20  
BIRMINGHAM, ALABAMA

5.65

State of ALABAMA }  
SHELBY COUNTY }

I, W. L. Johnson, a Notary Public in and for said County, in said State,  
hereby certify that William M. Johnson and wife, Sara L. Johnson  
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 12<sup>th</sup> day of June, 1961.

W. L. Johnson  
Notary Public

BOOK 216 PAGE 49

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed was filed  
for record in this office on the 12 day of June 1961 at 12 o'clock and  
recorded in Deed Book 216 at page 42 on the 12 day of June 1961.  
Mortgage Tax 2.20 Deed Tax 2.20 has been paid.  
Conrad M. Fowler  
Judge of Probate