

This instrument prepared by Charles A. J. Beavers, 620 No. 22nd Street
Birmingham, Alabama

3011

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
Seven Thousand Seven Hundred Fifty and no/100 Dollars to the undersigned
grantor, Nell P. Johnson, in hand paid by E. H. Booth, the receipt whereof
is acknowledged, I, the said Nell P. Johnson, an unmarried woman, do grant,
bargain, sell and convey unto the said E. H. Booth the following described
real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southeast Quarter of Section
10, Township 22 South, Range 3 West, and the Southwest
Quarter of Section 11, Township 22 South, Range 3 West,
Shelby County, Alabama, more particularly described as
follows:

Commence at the Southwest corner of the Southwest Quarter
of the Southwest Quarter of said Section 11; thence run in a
Easterly direction along the South line of said quarter-quarter
section for a distance of 985.12 feet; thence 91 degrees 43
minutes to the left in a Northerly direction for a distance of
1057.51 feet to the point of beginning; thence continue on last
described course for a distance of 259.07 feet; thence 55 degrees
18 minutes 15 seconds to the left in a Northwesterly direction
for a distance of 1679.27 feet to a point on the Southeasterly
right-of-way line of Alabama Highway #119; thence 90 degrees
to the left in a Southwesterly direction along said right-of-way
line for a distance of 213.0 feet; thence 90 degrees to the left
in a Southeasterly direction for a distance of 1826.74 feet to the
point of beginning.

Subject to:

1. Current taxes.
2. Right of way granted to Alabama Power Company by instrument
recorded in Deed Volume 107, Page 218; Deed Volume 138,
Page 163; Deed Volume 142, Page 428; and Deed Volume 181,
Page 432.
3. Rights claimed by the Public Road Right of Way deed to Shelby
County in Deed Book 124, Page 190.
4. Restrictions appearing of record in Deed Book 257, Page 596
and Deed Book 257, Page 600.

TO HAVE AND TO HOLD to the said E. H. Booth, his heirs and assigns
forever.

And I do, for myself and for my heirs, executors and administrators,
covenant with the said E. H. Booth, his heirs and assigns, that I am lawfully
seized in fee simple of said premises; that they are free from all encumbrances;



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Shelby Cnty Judge of Probate, AL
05/14/1971 12:00:00 AM FILED/CERT

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except as set forth hereinabove; 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 the said E. H. Booth, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

30th day of April, 1971.

Nell P. Johnson
Nell P. Johnson, an unmarried woman

STATE OF ~~ALABAMA~~ Tennessee

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Nell P. Johnson, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of April, 1971.

My Commission Expires Oct. 29, 1974

Martha G. Hilliard
Notary Public



19710514000019160 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/14/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 MAY 14 AM 9:46
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Cons. of Probate
JUDGE OF PROBATE

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