

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

10588

STATE OF ALABAMA

Shelby

COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

19720818000041210 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/18/1972 12:00:00 AM FILED/CERT

That in consideration of Seven Thousand, Six Hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
George Terry Johnson and wife, Jan C. Johnson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

William Thomas Carter

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

A parcel of land situated in the $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West containing 9.529 acres, and more exactly described as follows: Begin at the northeast corner of $SW\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West and go west along the north boundary of said $SW\frac{1}{4}$ Section 456.18 feet to point of beginning; thence at an azimuth of 173 deg. 24 min. a distance of 430.25 feet; thence at an azimuth of 198 deg. 24 min. a distance of 274.75 feet; thence continue in this straight line about 50.0 feet to the center of a creek; thence northward along the center line of said creek about 1361.0 feet to a point 17.0 feet west of an iron marker on the east bank of this creek; thence 17.0 feet east to this marker; thence at an azimuth of 89 deg. 47.5 feet 458.80 feet; thence at an azimuth of 165 deg. 38 min. a distance of 215.90 feet; thence at an azimuth of 175 deg. 24 min. a distance of 110.30 feet to point of beginning.

The right of ingress and egress over and along that certain easement for roadway purposes which is 16 feet in width, the center line of which begins 416.62 feet west of the NE corner of the land conveyed to Jimmy W. Bice and Joyce Mullins Bice and run thence south 4 deg. 41 min. west a distance of 933.2 feet to the point of ending, the same being situated in the $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West.

Property described herein shall be used for residential and/or agricultural purposes only.

STATE OF ALA. SHELBY CO.
INSTRUMENT FILED
REC. SEC. 85 & PAGE AS SHOWN ABOVE
George Terry Johnson
Conveyee
JUDGE OF PROBATE
7/19/72 11:14 AM

TO HAVE AND TO 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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this

day of July, 19 72.

(Seal)

(Seal)

(Seal)

George Terry Johnson
George Terry Johnson

Jan C. Johnson
Jan C. Johnson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY}

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that George Terry Johnson and wife, Jan C. 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 day of July, A. D. 19 72.

Notary Public.