

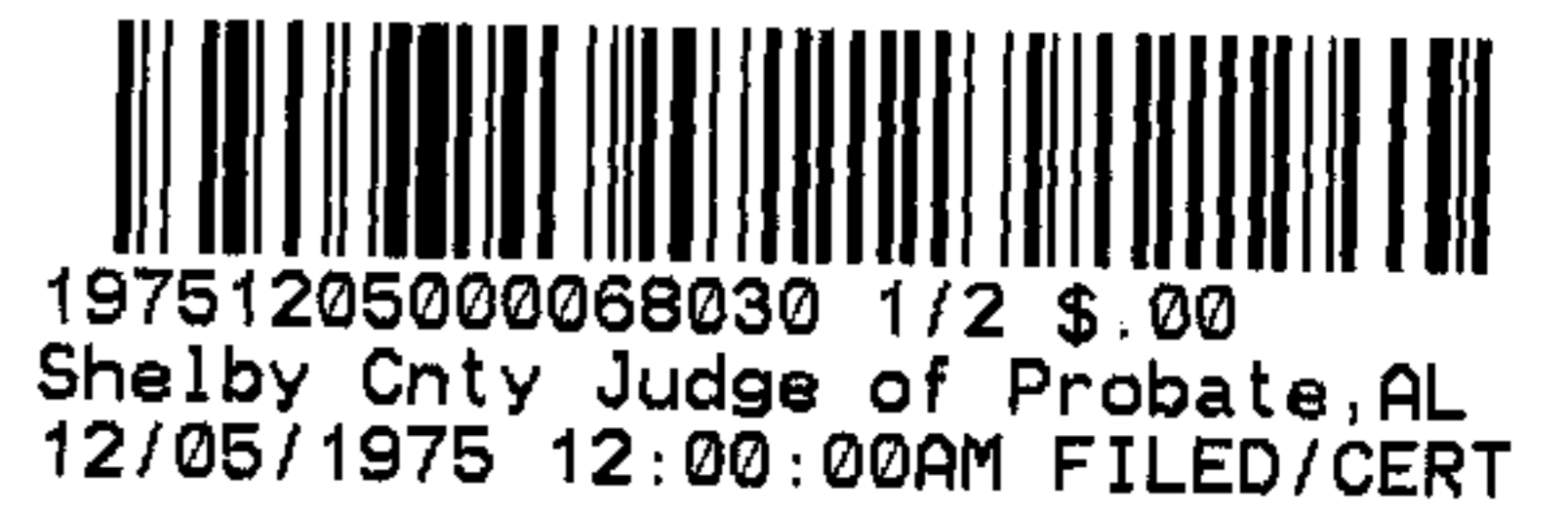
THIS INSTRUMENT PREPARED

NAME James T. Johnson, Jr.

ADDRESS 813 Shades Creek Parkway - Birmingham, Alabama 35209

187

WARRANTY DEED (Without Survivorship)



State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of ELEVEN THOUSAND AND NO/100 (\$11,000.00)----- DOLLARS and execution of a Purchase Money Mortgage in the amount of \$5,000.00 to the undersigned grantor James T. Johnson, Jr. and wife Betty B. Johnson

in hand paid by Marilyn C. Riddle

the receipt whereof is acknowledged we the said James T. Johnson, Jr., and wife Betty B. Johnson

do grant, bargain, sell and convey unto the said Marilyn C. Riddle

the following described real estate, situated in Shelby County, Alabama,

to-wit:

The East one-half of the West one-half of the Southwest one-quarter of Section 27, Township 17 South, Range 1 East, Shelby County, Alabama, together with rights of ingress and egress established by easement in Deed Book 277, page 567.

There is reserved from this conveyance a 50 foot easement for road and utility right of way usage lying within the South 200 feet of subject property.

Mineral and mining rights excepted.

There is also reserved from this conveyance an easement for the construction of a lake, including removal of trees and top soil and the flooding of the land between the ridges, said flooded area lying on each side of the small stream now located in a Northeast to Southwest direction across subject land. Excluded from this lake easement is the East 50 feet of subject land.

In the event this easterly 50 feet of subject land is flooded, it is the responsibility of the adjacent property owner to the west to provide the herein owner access across or around the flooded area to the within property lying northwest of said lake. It being the intention of this lake easement to allow the orderly construction of the lake, but in such a manner as to not deny access between the portions of such property lying on either side of proposed lake.

TO HAVE AND TO HOLD, To the said Marilyn C. Riddle, her

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant

with the said Marilyn C. Riddle, her

heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except 1976 taxes

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 Marilyn C. Riddle, her heirs and assigns forever, against the lawful claims of all persons.

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

this 4th day of DECEMBER

1975

WITNESSES

James T. Johnson, Jr.

Betty B. Johnson

1315 City Jackson Blk
1315 Room 000 35207

James T. Johnson, Jr., and wife

Betty B. Johnson

TO

Marilyn C. Riddle

WARRANTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,

County.

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

COMMONWEALTH LAND TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

3.00

1.00

11.00

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Form B 3013-1

19751205000068030 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/05/1975 12:00:00AM FILED/CERT

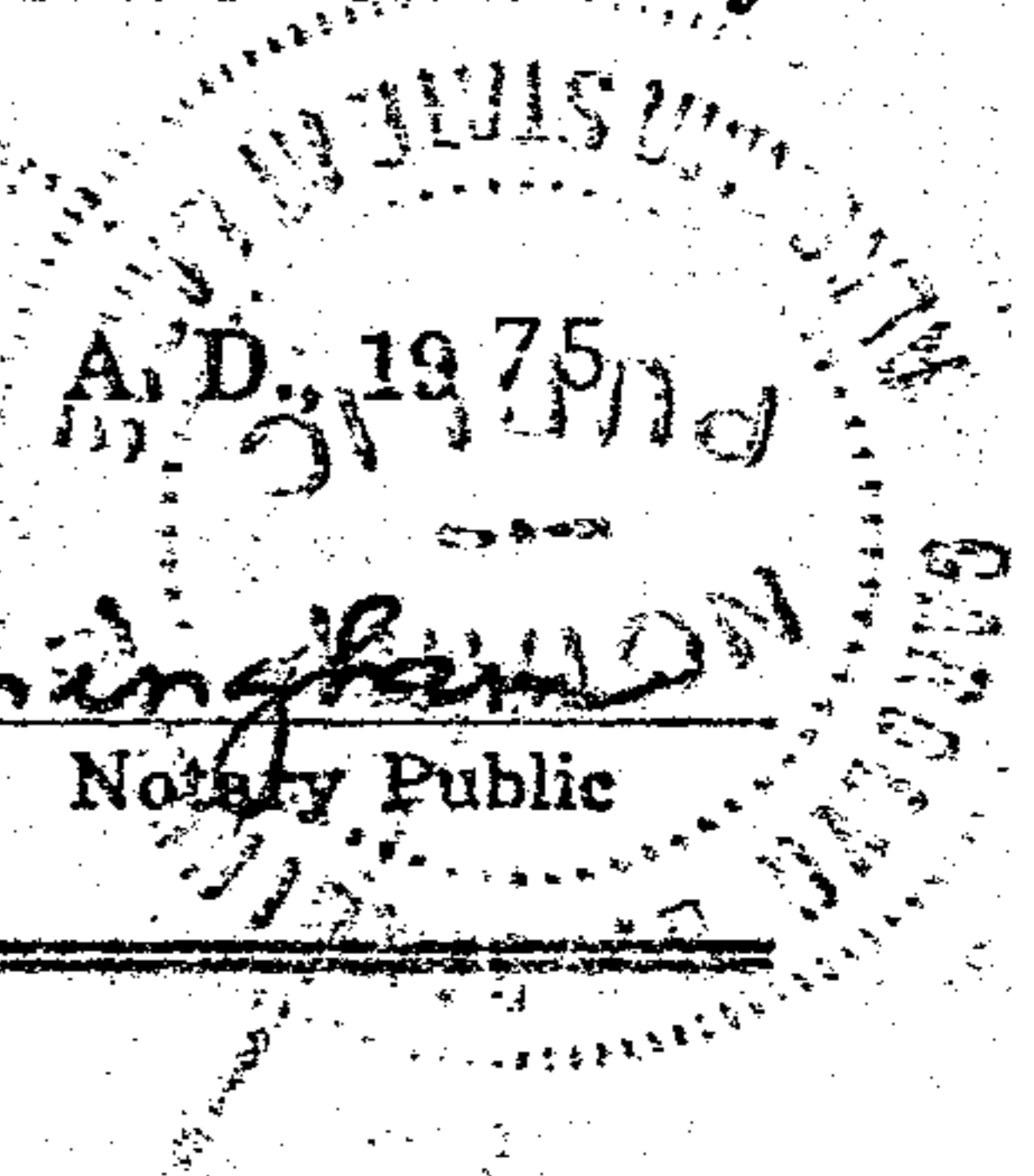
State of ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Johnson, Jr. and wife, Betty B. 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 4th day of December

Carolyn B. Birmingham
Notary Public



State of }
COUNTY }

General Acknowledgment

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

Given under my hand and official seal this day of

STATE OF ALABAMA
SHELBY CO.
NOTARY PUBLIC
1975 DEC 11 9:44
Notary Public
Heed 12/11/75
Carolyn B. Birmingham
JUDGE OF PROBATE

State of }
COUNTY }

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

Notary Public