

NAME James T. Johnson, Jr.ADDRESS 813 Shades Creek Parkway - Birmingham, Alabama 35209

WARRANTY DEED (Without Survivorship)

State of Alabama

JEFFERSON

COUNTY

} Know All Men By These Presents,

That in consideration of EIGHT THOUSAND AND NO/100 (\$8,000.00)----- DOLLARS

to the undersigned grantor James T. Johnson, Jr., and wife, Betty B. Johnson

in hand paid by Anne G. Miller

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

Anne G. Miller

the following described real estate, situated in

Shelby

County, Alabama,

to-wit:

The East Half of the West Half of the West Half of the Southwest Quarter, Section 27,  
Township 17, South, Range 1 East, Shelby County, Alabama.

Mineral and mining rights excepted.

There is reserved from the conveyance a 50 foot easement for road and utility right of way usage lying within the south 200 feet of subject property. There is also reserved from this conveyance an easement for the construction of a lake, including removal of trees and topsoil 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. In the event this land is flooded, it is the responsibility of the adjacent property owner to the west to provide the herein owner access across the lake, or a 30 foot easement around the shoreline of the lake across the dam, or below the dam to provide access to the property lying northeast of the flooded area. It being the intention of this lake easement to allow the orderly construction of the lake, but in such a manner so as not to deny access between the portions of such property lying on either side of the proposed lake.

19751229000073360 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
12/29/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Anne G. Miller, her

heirs and assigns forever.

And we

do, for ourselves and for our

heirs, executors and administrators, covenant

with the said Anne G. Miller, 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 and the above

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 Anne G. Miller, her heirs and assigns forever, against the lawful claims of all persons.

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

this 22<sup>nd</sup> day of December

WITNESSES

James T. Johnson, Jr.

Betty B. Johnson



James T. Johnson, Jr.  
813 Shades Creek Pkwy.  
Birmingham, Al. 35209

James T. Johnson, Jr.  
and  
Betty B. Johnson

TO

Anne G. Miller

**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

8.00  
3.00  
1.00

Judge of Probate

COMMONWEALTH LAND TITLE INSURANCE  
COMPANY

Form B 3013-1

State of ALABAMA

General Acknowledgment

JEFFERSON COUNTY

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 22<sup>nd</sup> day of December

A. D., 1975

Carolyn B. Birmingham  
Notary Public

State of

General Acknowledgment

COUNTY

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 A. D., 19

Notary Public

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE  
1975 DEC 29 11:10:00  
INS. INSTRUMENTS FILED  
Need J. S. O.

State of

Corporation Acknowledgment

COUNTY

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 19

Notary Public

19751229000073360 2/2 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/29/1975 12:00:00AM FILED/CERT