ADDRESS 813 Shades Creek Parkway - Birmingham, Alabama 35209

WARRANTY DEED (Without Surviorship)

State of Alabama

Know All Men By These Presents,

TEFFERSON

COUNTY

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

Anne G. Miller

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

the following described real estate, situated in

Shelby

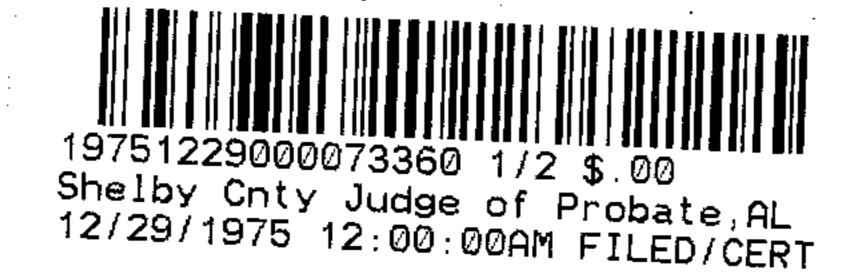
County, Alabama,

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.



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

heirs and assigns forever.

And

do, for our selves 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

will, and Our heirs. have a good right to sell and convey the same as aforesaid; that We 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

22 day of December

James T. Johnson, Jr.

WITNESSES

Form 3013

19751229000073360 2/2 \$.00

Shelby Cnty Judge of Probate, AL

12/29/1975 12:00:00AM FILED/CERT

Notary Public