

This instrument was prepared by

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Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Nine Hundred 00/100 (\$2,900.00) plus that certain mortgage in the amount of Thirty Four Thousand Seventy Five 82/100 (\$34,075.82)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Joe Daniel Johnson and Glendon A. Johnson, Husband and Wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Carl J. Burgess and wife Linda Burgess and James W. Bird and wife, Judith Bird

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

Lot 13, according to the Survey of Fall Acres, Subdivision Sector Two, as recorded in Map Book 5, page 16, in the Probate Office of Shelby County.

Taxes due in the year 1978 which are a lien but not due and payable until October 1, 1978.

35 foot building line as shown by recorded map.

Restrictions recorded in Volume 261, page 912, in the Probate Office of Jefferson County, Alabama.

Pipe Line right of way recorded in Volume 112, page 364, in said Probate Office.

All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.

BOOK 312 PAGE 713



19780605000069760 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/05/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 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 24th day of May, 1978

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1978 JUN -5 AM 9:39  
JUDGE OF PROBATE

Handwritten signatures of Joe Daniel Johnson and Glendon A. Johnson with seals. Includes a handwritten receipt table:

3.00
2.50
1.00
6.50

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Cynthia A. Clark (Madonia), a Notary Public in and for said County, in said State, hereby certify that Joe Daniel Johnson and Glendon A. Johnson, husband and wife whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of May, A. D., 1978

PAUL A. PHILLIPS  
SUITE 200, 500 HOOVER PLAZA

Handwritten signature of Cynthia A. Clark (Madonia) and Notary Public.