

This instrument was prepared by
(Name) Larry J. Rayfield

146

(Address) 511 South 20th Street, Birmingham, Alabama 35233

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, ~~it~~
or we,

Carlos H. Johnson and wife, Frances Elaine Johnson

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

T. Daniel Belser, a single man and Gerard J. Durward, a married man

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

Commence at the NE corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 19
Range 2 West Shelby County, Alabama, thence run West along the North line of said
SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 313.96 feet; thence turn an angle of 99 deg.
01' left and run a distance of 175 feet; thence turn an angle of 66 deg. 06'
right and run a distance of 224.93 feet; thence turn an angle of 95 deg. left
and run a distance of 104.71 feet to the point of beginning of said plot of land
thence from said point of beginning continue to run along the last described
course a distance of 157.065 feet; thence turn an angle of 95 deg. right and run
a distance of 250 feet; thence turn an angle of 85 deg. right and run a distance
of 157.065 feet; thence turn an angle of 95 deg. right and run a distance of
250 feet to the point of beginning.

Subject to taxes due in the year 1982.

\$270,000 of the purchase price recited above was paid
from a mortgage loan closed simultaneously herewith.

BOOK 337 PAGE 652

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

And ~~we~~ (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~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 2nd
day of February STATE OF ALA. SHELBY CO. 1982

I CERTIFY THIS
INSTRUMENT WAS FILED

1982 FEB -4 PM 12:36

(Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

Carlos H. Johnson (Seal)

Frances Elaine Johnson (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

Rec 1.50
Sub. 1.00
2.50

Submty. 418-163

General Acknowledgment

I, the undersigned, _____, a Notary Public in and for said County, in said State,
hereby certify that Carlos H. Johnson and wife, Frances Elaine Johnson
whose name is 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 2nd day of February

A. D. 1982

Thomas A. Snowden, Jr.

Michael W. Johnson

Public