

This instrument was prepared by

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Form 1-1-27 Rev. 1-85

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand (\$12,000.00) Dollars

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

William B. Branan, Jr. and Amelia J. Branan Johnston, both single persons

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

Amelia Johnston

Amelia

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit: A parcel of land located in the

NE 1/4 of SW 1/4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 52, of Hunter's Glen as recorded in Map Book 6, Page 49, in the Office of the Probate Judge in Shelby County, Ala.; thence in a Northwesterly direction, along the Southwesterly line of said Lot 52, a distance of 171.24 ft. to the Southeasterly right of way of Huntmaster Lane, said point being on a curve to the right, said curve having a radius of 657.61 feet and a central angle of 3 deg. 08' 12"; thence 87 deg. 16' 46" left, measured to tangent of said curve; thence along arc of said curve in a Southwesterly direction, a distance of 36.0 feet to end of said curve; thence continue in a Southwesterly direction, along said right of way a distance of 26.0 feet; thence 45 deg. 47' 43" left, in a Southwesterly direction, a distance of 265.01 ft., to the Northwesterly right of way of Shelby County Highway 72, said point being on a curve to the left, said curve having a radius of 533.67 ft. and a central angle of 10 deg. 57' 04"; thence 129 deg. 35' 42" left, measured to tangent of said curve; thence along arc of said curve, in a Northeasterly direction a distance of 102.0 feet to end of said curve; thence continue along said right of way in a Northeasterly direction, a distance of 160.41 feet to the point of beginning. Being the same as Lot 53, according to the Survey of Hunter's Glen as recorded in Map Book 6, Pg. 49, in the Probate Office of Shelby County, Ala.

SUBJECT TO: 1) Current taxes; 2) a 35 foot building set back line from Huntmaster Lane; 3) Restrictive covenants and conditions filed for record in Misc. Book 11, Page 433; 4) Transmission line permits to Alabama Power Co. recorded in Deed Book 127, Page 394 and in Deed Book 131, Page 322; 5) Permit to South Central Bell Telephone Company recorded in Deed Book 292, Page 621 and permit to Alabama Power Co. and Southern Bell Telephone and Telegraph Co. recorded in Deed Book 296, Page 612.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 January day of 1982

Amelia J. Branan Johnston (Seal)

William B. Branan, Jr. (Seal)

(Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 MAR -5 AM 8:30

Thomas A. Johnston, Jr.
JUDGE OF PROBATE

General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, William B. Branan, Jr. and Amelia J. Branan Johnston, both single persons a Notary Public in and for said County, in said State, hereby certify that William B. Branan, Jr. and Amelia J. Branan Johnston, both single persons 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 21 day of January A. D., 19 82

Thomas A. Johnston, Jr.
Notary Public.