

This instrument was prepared by

(Name) James T. Johnson, III

(Address) 813 Shades Creek Parkway, Birmingham, Alabama 35209

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Five Thousand Six Hundred Sixteen and 50/100 (\$95,616.50) Dollars plus assumption of mortgage in the amount of \$425,000.00, said mortgage being recorded in the Probate Office of Shelby County, Alabama in Book 419, Page 788.

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

James T. Johnson & Co., an Alabama General Partnership,

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

Sunbelt Centers, Ltd.

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

Lots 34, 35, 36, and 37, according to the Original Plan of the Town of Montevallo, Alabama, being situated in Montevallo, Shelby County, Alabama, said lots being bounded by Middle Street, Island Street, Vine Street and Main Street.

Subject to all easements, rights-of-way, restrictions, reservations, covenants and conditions of record.

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, I have hereunto set my hands(s) and seal(s), this 30th day of June 1982

NOTARY PUBLIC - SHELBY CO. ALA.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

James T. Johnson & Co.

1982 JUL -1 AM 9:07 (Seal)

By: James T. Johnson, III (Seal)

James T. Johnson, III - General Partner

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

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

Deed 96.00  
Rec. 1.50  
Lau. 1.00  
98.50

General Acknowledgment

I, Ron Allen Headley, a Notary Public in and for said County, in said State, hereby certify that James T. Johnson, III, as a general partner of James T. Johnson & Co., whose name 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 executed the same voluntarily on the day the same bears date, for, and as the act of James T. Johnson & Co.

Given under my hand and official seal this 30th day of June

Ron Allen Headley

Notary Public

ALABAMA

SHelby County

1982

NOTARY PUBLIC

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