

TITLE NOT EXAMINED

This Instrument Prepared By:
 James C. Pino, Esq.
 P. O. Box 766
 Alabaster, Alabama 35007

WARRANTY DEED

Equity Value: \$25,000.00

STATE OF ALABAMA:

COUNTY OF SHELBY:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I, GERALDINE DAVIS JOHNSON, a widow, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto GWENDOLYN M. JUNIOUS, (herein referred to as grantee, whether one or more), the following described real estate situated in SHELBY County, Alabama, to-wit:

That certain lot of land in the Town of Calera, Alabama, described as follows: Beginning at a point 115 feet North of the SW corner of Lot 8 as shown by map of the subdivision of the lands of the S & N Ala. R.R. Co. and Jesse Kelly, E. A. Donaldson and Helen Boyle as shown of record in Deed Book 3, on Page 112 in the Office of the Judge of Probate, Shelby County, Alabama, and run thence North along right of way of the L & N R.R. for a distance of 50 feet; thence Easterly parallel with Old Columbiana Montevallo Highway a distance of 84 feet; thence south parallel with said L & N right of way a distance of 50 feet; thence Westerly parallel with Old Columbiana Montevallo Highway 84 feet to point of beginning, being the North 50 feet of the lot of Rosie Williams recorded in the Probate Office, Shelby County, in Volume 174, Page 261.

Geraldine Davis Johnson is one and the same person as Geraldine Davis.

GRANTORS' ADDRESS: P.O. Box 198, Calera, AL 35040
 GRANTEE'S ADDRESS: P.O. Box 198, Calera, AL 35040

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of September, 1984.

Geraldine Davis Johnson
 GERALDINE DAVIS JOHNSON

James C. Pino
 P.O. Box 766
 Alabaster, Al.

STATE OF ALABAMA:

COUNTY OF SHELBY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GERALDINE DAVIS JOHNSON, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, 1984.

Amy D. Vines
Notary Public



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I HEREBY CERTIFY THAT
THIS INSTRUMENT WAS FILED
1984 SEP 24 AM 9:26
J. H. [Signature]
CLERK OF COURTS

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>25.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>31.00</u>