

THIS INSTRUMENT PREPARED BY:

NAME: Dale Corley
2100 16th Avenue, South
ADDRESS: Birmingham, Alabama 35205

Send Tax Notice To:

Barbara B. Johnson
70 Tramm Building Corporation
1900 Indian School Dr.
Bham AL 35244

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten (\$10.00) Dollars, and the simultaneous exchange, pursuant to Section 1031 of the Internal Revenue Code of 1954, as amended, by the grantee of certain real property situated in the SW 1/4 of the SE 1/4 TRS 195, R3W, Shelby County, Alabama to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Johnny Edward Owens (Also known as Johnny E. Owens) and wife, Mamie L. Owens

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

Barbara B. Johnson,

An undivided one-half interest in

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

See Attached Legal Description

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Johnny E. Owens and Johnny Edward Owens are one and the same person.

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, ~~XX~~ we have hereunto set OUR ~~DOX~~ hands(s) and seal(s), this 13th day of August, 1984

(Seal)
(Seal)
(Seal)

Johnny E. Owens (aka Johnny Edward Owens)
Mamie L. Owens
(Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny E. Owens (aka Johnny Edward Owens) and wife, Mamie L. Owens 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.

Given under my hand and official seal this 13th day of August, A. D., 1984

STATE OF ALABAMA
SHELBY COUNTY

BOOK 004 PAGE 477

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 6 of Owens Industrial Park as recorded in Map Book 8, Page 181 in the office of the Judge of Probate in Shelby County, Alabama, thence in an Easterly direction, along the South line of said Subdivision, a distance of 660.65 feet to the Southwesterly Right of Way Line of Shelby County Highway 275, thence 69 degrees 53 minutes right, in a Southeasterly direction, along said Right of Way Line, a distance of 13.11 feet to the beginning of a curve to the left, said curve having a radius of 1170.37 feet and a central angle of 15 degrees 07 minutes, thence along arc of said curve, in a Southeasterly direction, a distance of 308.79 feet to end of said curve, thence continue, in a Southeasterly direction, along said Right of Way Line, a distance of 175.51 feet, thence 107 degrees 53 minutes 21 seconds right, in a Southwesterly direction, a distance of 654.82 feet, thence 98 degrees 00 minutes 12 seconds right, in a Northwesterly direction, a distance of 64.0 feet, thence 80 degrees 39 minutes 33 seconds left, in a Westerly direction, a distance of 528.0 feet to a point on the West line of said 1/4 - 1/4 Section, said point also being 99.0 feet North of the Southwest corner of said 1/4 - 1/4 Section, thence 89 degrees 14 minutes 33 seconds right, in a Northerly direction, along the West line of said 1/4 - 1/4 Section, a distance of 305.44 feet, thence 90 degrees 45 minutes 27 seconds right, in an Easterly direction, a distance of 258.04 feet, thence 90 degrees left in a Northerly direction, a distance of 255.0 feet to the Point of Beginning.

STATE OF ALABAMA
NOT
1984 OCT -5 AM 10:33

Need \$1500
Rec. 500
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