

STATE OF ALABAMA
SHELBY COUNTY

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Patricia P. Johnson
P.O. Box 1064
Calera, Ala 35040

KNOW ALL MEN BY THESE PRESENTS, that in consideration of a cash payment of \$43,000.00, the execution of a purchase money mortgage in the amount of \$38,809.02, and the assumption of the hereinafter described first mortgage in the present principal amount of \$13,190.98 (purchase price: \$95,000.00) to James L. Clayton and wife, Elizabeth G. Clayton, and James E. Roberts and wife, Katrina S. Roberts (herein called "Grantors") in hand paid by Patricia P. Johnson (herein called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Fifty (50) acres of real property described as follows:

PARCEL I (Tract 1-A)

Beginning at the Northeast Corner of the Southwest 1/4 of the Northeast 1/4, Section 34, T21S, R2W, run south along the east boundary of said 1/4-1/4 a distance of 1328.81 feet; thence right 91° 26' a distance of 315.81 feet; thence right 88° 34' a distance of 1330.39 feet, thence right 91° 43' a distance of 315.88 feet to the point of beginning.

PARCEL II (Tract 2-A South)

From the Southeast Corner of the Northwest 1/4 of the Southeast 1/4, Section 34, T21S, R2W, run north along the east boundary of said 1/4-1/4 a distance of 106.79 feet to a point on the north R.O.W. line of Alabama Highway #70; thence left 94° 55' a distance of 316.86 feet to the point of beginning; thence continue in a straight line a distance of 633.73 feet; thence right 94° 55' a distance of 1330.49 feet; thence right 91° 26' a distance of 631.62 feet; thence right 88° 34' a distance of 1260.25 feet to the point of beginning.

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PARCEL III (Tract 2-A North)

From the Southeast Corner of the Southwest 1/4 of the Northeast 1/4, Section 34, T21S, R2W, run west along the south boundary of said 1/4-1/4 a distance of 315.81 feet to the point of beginning; thence continue in a straight line a distance of 631.62 feet; thence right 88° 34' a distance of 1333.55 feet; thence right 91° 43' a distance of 631.75 feet; thence right 88° 17' a distance of 1330.39 feet to the point of beginning.

Subject to taxes for the current year, which are a lien but not yet due and payable.

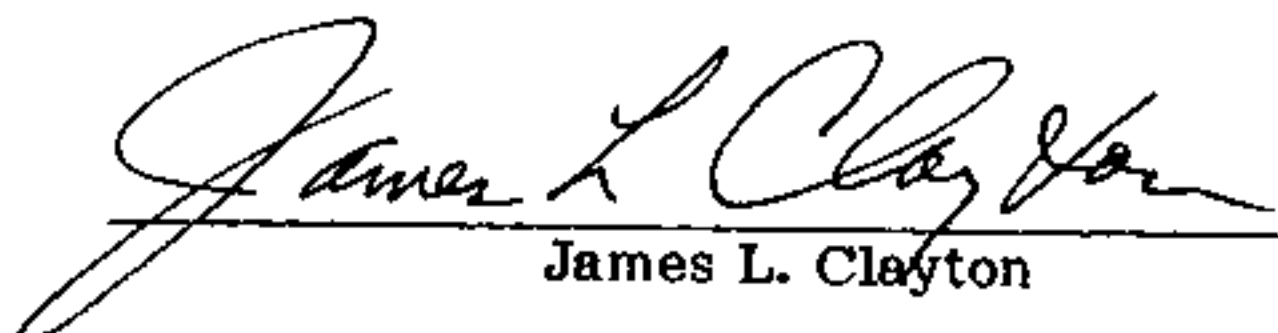
Grantee does hereby assume and agree to pay that certain mortgage from James L. Clayton and Elizabeth G. Clayton to Nonie Nabors filed for record 6-1-81 and recorded in Mortgage Volume 412, page 884, in the Probate Office of Shelby County, Alabama. Grantors represent and warrant that the present principal balance of said mortgage is \$13,190.98, and that it is payable at the rate of \$125.47 per month, including simple annual interest of 8%.

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TO HAVE AND TO HOLD, unto the Grantee, her heirs and assigns, forever.

AND, the Grantors do for themselves, and for their heirs and assigns, covenant with the Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the Grantee, her heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have set their hands and seals, this the 5th day of May, 1986.


James L. Clayton

Elizabeth G. Clayton
Elizabeth G. Clayton

James E. Roberts
James E. Roberts

Katrina S. Roberts
Katrina S. Roberts

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STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that James L. Clayton, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May,



Carolyn D. Blue
Notary Public

My Commission Expires: 5-2-87

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Elizabeth C. Clayton, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May,



Carolyn D. Blue
Notary Public

My Commission Expires: 5-2-87

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that James E. Roberts, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May,



Carolyn D. Blue
Notary Public

My Commission Expires: 5-2-89

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Katrina S. Roberts, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of May,



Carolyn D. Blue
Notary Public

My Commission Expires: 5-2-89

This instrument was prepared by:

Bobby C. Underwood
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

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

1986 JUL -1 AM 11: 26

Thomas A. Underwood, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>43.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>10.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>56.00</u>