

This instrument was prepared by

This Form furnished by:

(Name) Courtney H. Mason, Jr.
PO Box 360187
(Address) Birmingham, AL 35236-0187



Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Palham, Alabama 36124
Phone (205) 988-6600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00)

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

George T. Johnson, Jr., and wife, Shannon C. Johnson

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

Cecil Riggins and Harold Connell, d/b/a C & R Construction

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

See Exhibit "A" for legal description.

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

Grantees' Address:

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of September, 19 86

(SEAL)

George T. Johnson Jr.
George T. Johnson, Jr.

(SEAL)

(SEAL)

Shannon C. Johnson
Shannon C. Johnson

(SEAL)

(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 George T. Johnson, Jr., and wife, Shannon C. Johnson

whose name(s) 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 17th day of September, A.D. 19 86

FIRST ALABAMA BANK
SHELBY COUNTY
P. O. BOX 633
HELENA, AL 35080
FORM A-18-90



Laura Jo Jackson
Notary Public
my commission expires 8/31/88.

Exhibit "A"

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 16 and go North 89 deg. 34 min. 35 sec. East along the South boundary of said 1/4 1/4 Section 144.30 feet to the point of beginning; thence continue North 89 deg. 34 min. 35 sec. East for 217.63 feet; thence North 1 deg. 01 min. 04 sec. East for 642.90 feet to the South boundary of Big Oak Drive; thence two (2) courses along said boundary as follows: (Go South 86 deg. 10 min. 55 sec. West for 15.30 feet; thence South 87 deg. 32 min. West for 176.70 feet); thence South 3 deg. 21 min. 10 sec. West for 636.81 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback and side and rear setback as set out in the restrictions recorded in Real Volume 46 page 169.

Restrictions, covenants and conditions as set out in instrument recorded in Real Volume 46 Page 169 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 142 Page 45; Deed Book 119 Page 456; Deed Book 105 Page 252 and Deed Book 102 Page 256 in Probate Office of Shelby County, Alabama.

Right-of-way granted to City of Alabaster by instrument recorded in Deed Book 46 Page 167 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Cahaba Coal Mining Company by instrument recorded in Deed Book 12 Page 50 in Probate Office of Shelby County, Alabama.

Subject to restrictions and conditions regarding the sale of timber as shown by instrument recorded in Deed Book 21 Page 302 in Probate Office of Shelby County, Alabama.

BOOK 693 PAGE 742

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

1986 OCT -2 PM 5: 26

Thomas J. ...
JUDGE OF PROBATE

1. Deed Tax	\$ 15.00
2. Mtg. Tax	5.00
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	21.00