

This Instrument Was Prepared By:  
DANIEL M. SPITLER  
Attorney at Law  
108 Chandalar Drive  
Pelham, Alabama 35124

MAIL TAX NOTICE TO:  
✓ Mr. John G. Johnson  
3156 Midland Drive  
Birmingham, Alabama 35223

1876  
WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$7,500.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

BARBARA JOHNSON, wife of JOHN G. JOHNSON  
(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

JOHN G. JOHNSON, a married man  
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 157 PAGE 95

Commence at the Southeast corner of the NE 1/4 of the SE 1/4, Sec. 13, T-20-S, R-1-W, thence run North, along the East line of said Sec. 13, a distance of 416.24 feet, to the Southwest right-of-way line of Shelby County Hwy. No. 49; thence turn a deflection angle of 28 deg. 19 min. to the left and run along said r/w line a distance of 501.32 feet, to the point of beginning; thence continue in the same direction along said hwy. R/W a distance of 200.00 feet, to the South margin of a gravel drive, thence turn a deflection angle of 60 deg. 03 min. to the left, and run a distance of 572.35 feet, to the East margin of a gravel drive, thence turn a deflection angle of 101 deg. 56 min. to the left and run along the East margin of said gravel drive, a distance of 200.00 feet; thence turn a deflection angle of 80 deg. 05 min. 56 sec. to the left and run a distance of 631.24 feet, to the point of beginning. Situated in the NE 1/4 of the SE 1/4, Sec. 13, T-20-S, R-1-W, Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 102 page 113; Deed Book 186 page 204 and Deed Book 231 page 792 in Probate Office of Shelby County, Alabama.

Right-of-Way granted in Shelby County by instrument recorded in Deed Book 207 page 20 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 338 page 677 in Probate Office of Shelby County, Alabama.

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 25th day of March, 1987.

Deed & tax - 7.50  
2.50  
1.00  
11.00

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

1987 OCT 28 AM 9:37

Barbara Johnson (SEAL)  
Barbara Johnson

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Johnson, wife of John G. Johnson 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March, 1987.

(NOTARIAL SEAL)

Notary Public