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561
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This instrument was prepared by:

(Name) STONE, PATTON, KIERCE & FREEMAN
(Address) 118 North 18th Street
Bessemer, AL 35020

Send Tax Notice to:

(Name) Allen A. Johnson, Jr.
(Address) 329 LIVE OAK ROAD
VERO BEACH, FL 32963

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN HUNDRED SEVENTY TWO THOUSAND SEVEN HUNDRED SIXTY AND NO/100 (\$772,716.00) DOLLARS,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, WILLIE BELLE NOE, WILLIE FAY GEORGE and PATRICIA ANN NOE, AS CO-GUARDIANS OF THE ESTATE OF HESTER BRIDGES, a Non Compos Mentis, JEFFERSON COUNTY PROBATE CASE No. 23454 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ALLEN A. JOHNSON, JR.

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

The SW 1/4 of Section 31, Township 19 South, Range 1, West, Shelby County, Alabama, LESS AND EXCEPT that part of subject property conveyed in Deed Book 313, Page 455, in Probate Office. ALSO, LESS AND EXCEPT that part of subject property lying in County Road No. 11.

ALSO, The South 1/2 of the SE 1/4 of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, EXCEPT that part of subject property conveyed in Deed Book 176, Page 254, and Deed Book 316, Page 574, and corrected in Deed Book 328, page 547. ALSO, LESS AND EXCEPT that part of subject property lying within County Road No. 11.

ALSO, The NE 1/4 of the SE 1/4 of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama. LESS AND EXCEPT that part of subject property that lies within the Seaboard Coast Line Railroad right-of-way.

ALSO, All that part of the NW 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, which lies Southeast of the A. C. L. Railroad right-of-way now known as Seaboard Coast Line Railroad right-of-way.

SUBJECT to 1989 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1989; Rights-of-way of record in Deed Book 143, Page 412 and Deed Book 180, Page 535 and Deed Book 216, Page 611; and the right of interested parties to appeal the orders authorizing and confirming the sale.

This conveyance is made pursuant to Decree, dated 13th day of January, 1989, in the Estate of Hester Bridges, a Non Compos Mentis, in Jefferson County Probate Case No. 23454, in the Probate Court of Jefferson County, Alabama, Bessemer Division.

Hester Bridges is the surviving grantee of deed recorded in Deed Vol. 281, Page 22, the other grantee, J.M. Bridges, having died on or about 7-10-1982. TO HAVE AND TO HOLD, to the said GRANTEE, his, ~~heirs or assigns~~ heirs and assigns forever.

And k(we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors and administrators, covenant with said grantee, his, ~~heirs or assigns~~ heirs and assigns, that ~~k(we)~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that k(we) have a good right to sell and convey the same as aforesaid; that ~~k(we)~~ (we) will, and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, ~~heirs or assigns~~ heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, k(we) have hereunto set ~~my~~ (our) hand(s) and seal(s) this 20th day of January, 19 89

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 FEB -9 AM 9:56

STATE OF ALABAMA
JEFFERSON County } General Acknowledgment

Willie Belle Noe (Seal)

Willie Fay George (Seal)

Patricia Ann Noe (Seal)

Patricia Ann Noe (Seal)

AS CO-GUARDIANS OF THE ESTATE OF
HESTER BRIDGES, a Non Compos Mentis

I, the undersigned authority in said State, hereby certify that Willie Belle Noe, Willie Fay George, and Patricia Ann Noe, whose names as Co-Guardians of the Estate of Hester Bridges, a Non Compos Mentis, ~~whose names~~ are signed to the foregoing conveyance, and who are ~~is~~ known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they/ ~~in their capacity as such Co-Guardians,~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of January, 19 89

8/16/92

My ~~commission~~ Expires:

Notary Public