

1051

12.00

Mortgage tax on \$14,000 is being recorded on mortgage being recorded simultaneously herewith. Remaining \$3,000.00 in tax is charged for this deed.

WARRANTY DEED

17,000

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115-0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Phillip M Johnson
~~Rt 1, BX 17~~
~~Montevallo, AL 35115~~

Rt. 1, Bx 283
Calera, AL 35040

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of seventeen thousand dollars, fourteen thousand of which is the proceeds of a mortgage executed simultaneously herewith, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Curtis A and wife Delores Foshee, of Rt 1, BX 192, Calera, AL 35040, do grant, bargain, sell, and convey unto Phillip M and wife Sandra L Johnson, of Rt 1, BX 17, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the center of §20, Twp 22S, R2W, and run S 0°2'W 84 feet to the point of beginning; thence continuing S 0°2'W 192.21 feet to a point on the N margin of a public road; thence S 77°52'W 151.9 feet along the N margin of said road to a point on the E margin of Spring Creek Road; thence along a chord having a bearing of N 46°52'W 105.34 feet to a point on the E margin of said road; thence N 56°0' 271.99 feet to the point of true beginning.

According to a survey of Tommie Logan, Reg land Surveyor #6851, dated June 1, 1970.

Source of title: a warranty deed from Bennie Edward Covington executed 27 September 1985 and recorded 30 September 1985 at real book 42, page 819 of the Shelby County Probate Records.

The conveyed property forms no part of the homestead of any grantor hereof. Each grantor has other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

We, Curtis A and wife Delores Foshee, do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have set our hands and seals, this 10 February 1990.

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Deed of Phillip M Johnson

Witness:

Letty Collins

Curtis A. Foshee (Seal)
Curtis A Foshee

Delores Foshee (Seal)
Delores Foshee

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Curtis A and wife Delores Foshee, whose names are signed to the foregoing conveyance, and who are (made) 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 10 February 1990.

Carol Lowrey
Notary public
My Commission Expires April 24, 1994

1. Deed Tax	3.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	12.00

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

90 FEB 16 AM 10:08

James H. [Signature]
JUDGE OF PROBATE

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FILED 90 FEB 16 1990