

SEND TAX NOTICE TO:

(Name) James Anthony Johnson

(Address) P.O. Box 641
Calera, AL 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law
Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirteen Thousand and no/100 (\$13,000.00) DOLLARS

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

Charles E. Baxley, a married man

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

James Anthony Johnson

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

That portion of Block 117, according to Dunstan's Map of the Town of Calera, Alabama, more particularly described as follows: Begin at the SE intersection of 8th Avenue and 8th Street in Calera; thence East 200 feet; thence South 200 feet; thence West 55 feet; thence North 66 feet; thence West 145 feet; thence North 134 feet to the point of beginning. Situated in the Town of Calera, Shelby County, Alabama.

Subject to taxes for 1990 and subsequent years.

\$ 10,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

1. Deed Tax	\$ <u>3.00</u>
2. Mtg. Tax	\$ <u>3.50</u>
3. Recording Fee	\$ <u>3.00</u>
4. Indexing Fee	\$ <u>1.00</u>
5. No Tax Fee	\$ <u>0.00</u>
6. Certified Fee	\$ <u>0.00</u>
Total	\$ <u>10.50</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 APR 16 AM 11:38

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 the said GRANTEE, 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 noted 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 13th day of April, 1990.

(Seal)
(Seal)
(Seal)

Charles E. Baxley (Seal)
Charles E. Baxley (Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles E. Baxley, a married man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, 1990

Notary Public

Notary Public

Notary Public

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