

THIS INSTRUMENT PREPARED BY:
MICHAEL G. GRAFFEO
2125 Morris Avenue
Birmingham, Alabama 35203

1532
SEND TAX NOTICE TO:
Edd Johnson, III
Box 1117
Pelham, AL 35124

WARRANTY DEED (With Survivorship)

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, E. Wayne McCain, a married man (herein referred to as "grantor" whether one or more), grant, bargain, sell and convey unto Edwyn R. Johnson and Edwyn R. Johnson, III (herein referred to as "grantee", whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the current tax year, 1990.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 126 page 303 in Probate Office.
3. Mineral and mining rights are currently being assessed by Ruth Purvis Worrell.
4. Mineral and mining Lease as set forth in Deed Book 331 page 699.
5. Subject to right-of-way for McCain Parkway as set out in Real 135 page 777 in the Probate Office.

The above described property is not the homestead of the grantor herein or the grantor's spouse.

\$75,000.00 of the purchase price recited above has been paid by a purchase money mortgage.

TO HAVE AND TO HOLD Unto the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantee herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee herein shall take as tenants in common.

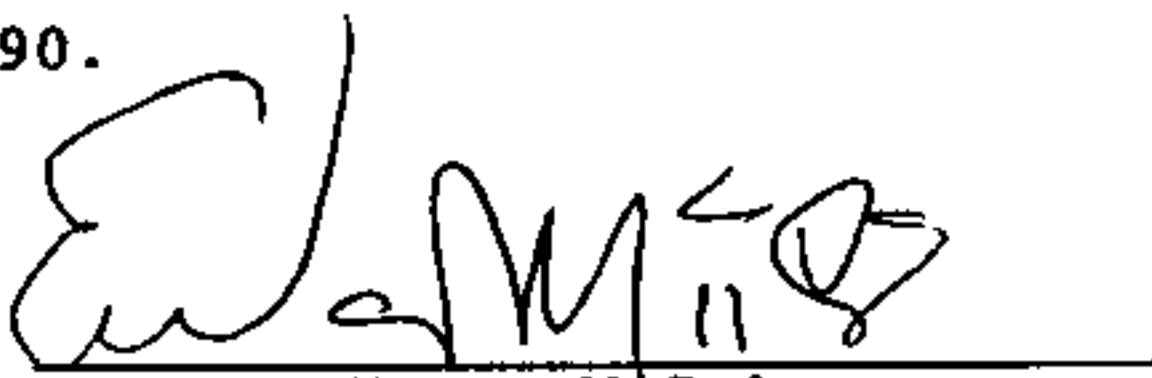
And I, do for myself and for my heirs, executors, and administrators, covenant with the grantee, and the grantee's heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise note above; that I, have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and

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administrators shall warrant and defend the same to the grantee and the grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of July, 1990.


E. Wayne McCain

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that E. Wayne McCain, 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 19th day of July, 1990.


Notary Public

My Commission Expires: 6-23-93

EXHIBIT "A"

Commence at the NE corner of Section 25, Township 20 South, Range 3 West and run Southerly along the East line of said Section 25, 727.42 feet to the point of beginning; thence continue along last described course, 30.68 feet; thence right 83 deg. 22 min. 11 sec. and run 226.50 feet; thence left 83 deg. 22 min. 11 sec. and run 70.00 feet to a point on the West line of a 30 foot wide easement; thence continue Southerly along said West line, 10.00 feet, more or less, to a point on the North line of a 30 foot wide easement; thence run Northwesterly along said easement, 5.00 feet, more or less; thence left 30 deg. 46 min. 31 sec. and run 83.00 feet, more or less; thence left 40 deg. 23 min. 11 sec. and run 165.00 feet, more or less; thence right 16 deg. 33 min. 14 sec. and run 13.00 feet, more or less, to a point on the East Right of Way line of McCain Parkway; thence turn and run Northerly along said Right of Way, 226.00 feet, more or less; thence right 89 deg. 40 min. 48 sec. and run 468.64 feet to the point of beginning; being situated in Shelby County, Alabama.
Less and except any property lying South of the centerline of a ditch.

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1.		
2.		
3.		1.50
4.		5.00
5.		1.00
6.		1.00
7.		
8.		
9.		
10.		
Total		\$12.50

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