

1574
SEND TAX NOTICE TO:

(Name) Edd Johnson, III
Box 1117
(Address) Pelham, AL 35124

This instrument was prepared by
(Name) Michael G. Graffeo, Attorney
(Address) 2125 Morris Avenue, Birmingham, AL 35203

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 One Dollar (\$1.00) & other good & valuable consideration

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

Edwyn R. Johnson, Jr. and Edwyn R. Johnson, III, both married
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Ross Properties, an Alabama general partnership
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Subject to easements, restrictions and reservations of record.
Subject to mortgage executed by Edwyn R. Johnson, Jr. and
Edwyn R. Johnson, III to E. Wayne McCain dated July 19, 1990 and
recorded in Vol. 302 page 93 in the Shelby County Probate
Office, the present principal balance of which is \$75,000.00.

The above described property is not the homestead of the grantors herein.

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 GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 19th
day of July 1990

(Seal)
(Seal)
(Seal)

Edwyn R. Johnson, Jr. (Seal)
Edwyn R. Johnson, III (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwyn R. Johnson, Jr. and Edwyn R. Johnson, III whose names are signed to the foregoing conveyance, and who are 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 19th day of July A. D., 1990

Notary

Deann Sue Underwood

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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. Bond Tax	8.50
2.	0.00
3.	3.00
4.	3.00
5.	0.00
6.	1.00
Total	9.50

90 JUL 25 PM 1:12