

WARRANTY DEED

1400

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:

Jessie Holcombe Johnston
2917 Pump House Road
Birmingham, AL 35243

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of fourteen hundred dollars and the assumption of the indebtedness secured by a mortgage executed by grantors in February 1990, in the amount of \$15,400, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Benny L Stone and wife, Carolyn L Stone, of 4 Battle Street, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Jessie Holcombe Johnston, an unmarried woman, of 2917 Pump House Road, Birmingham, AL 35243 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §2, Township 24N, Range 12E, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Lot 13, Survey of Murray Hill, Sector 1; thence run S along E line of said Lot a distance of 220.6 feet to the point of beginning of the described parcel herein: thence continue along last described course for a distance of 357.5 feet; thence turn left 85°14'30" and run E 200 feet; thence turn left 94°45'30" and run N a distance of 357.5 feet; thence turn left 85°14'30" and run W a distance of 200 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, a non-exclusive easement for ingress and egress, particularly described as follows: From the southeast corner of the above designated parcel, proceed in a westerly direction for ±22 feet; thence N along the E side of an existing roadway for ±578.1 feet, to the S right of way of Alabama Highway 25; thence easterly along said highway right of way for ±22 feet, thence southerly along the W side of said existing roadway for ±578.1 feet, to the point of beginning.

Source of title: a warranty deed from John C Murphy and wife Mary J Murphy executed 24 February 1990 and recorded February 26, 1990 at real book 280, page 138 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 grantee, her heirs and assigns forever.

We, Benny L Stone and wife, Carolyn L Stone, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her 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,

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

In witness whereof, we have set our hands and seals, this 29 June 1990.

Witness:

Steven Sears

Benny L Stone (Seal)
Benny L Stone

Steven Sears

Carolyn L Stone (Seal)
Carolyn L Stone

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Benny L Stone and wife, Carolyn L Stone, 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 29 June 1990.



COMMISSION EXPIRES MARCH 9, 1991

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 OCT -1 PM 2:39

JUDGE OF PROBATE

1. Notary Fee	1.50
2. State Fee	0.00
3. County Fee	3.00
4. Recording Fee	3.00
5. Notary Fee	0.00
6. Commission Fee	7.00
Total	10.50