

696

Send Tax Notice To: J. Robert Gardner  
c/o 423 Frank Nelson Building  
Birmingham, Alabama 35203

STATE OF ALABAMA )  
SHELBY COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of SIXTY THOUSAND AND 00/100 (\$ 60,000.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, DOROTHY C. JOHNSON, AN UNMARRIED WOMAN, herein referred to as Grantor, do grant, bargain, sell and convey unto J. ROBERT GARDNER, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of Section 23, Township 20 South, Range 3 West; thence South 0 degrees 40 minutes 12 seconds East along East line of said Section 1331.1 feet to a found 3" pipe, being the SE corner of NE 1/4 of NE 1/4 of Section 23, Township 20 South, Range 3 West; thence South 24 degrees 36 minutes 53 seconds East and run 38.63 feet to the point of beginning; thence North 89 degrees 45 minutes 37 seconds West, along an old fence 513.0 feet to the centerline of Buck Creek; thence North 9 degrees 14 minutes 09 seconds West and along centerline of said creek, 127.64 feet; thence North 38 degrees 03 minutes 33 seconds West and along centerline of said creek, 151.69 feet; thence North 60 degrees 01 minutes 03 seconds East and along old fence, 277.20 feet; thence South 30 degrees 00 minutes 19 seconds East and along old fence, 100 feet; thence North 60 degrees 02 minutes 41 seconds East and along old fence, 230.51 feet; thence right and along a curve to the right having a radius of 1760 feet and a chord bearing South 18 degrees 18 minutes 23 seconds East; thence along said chord 436.70 feet to the point of beginning; being situated in the E 1/2 of the NE 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama.

Subject to: 1. General and special taxes for the year 1992 and subsequent years not yet due and payable. 2. Right of way granted to Colonial Pipeline Co. by instrument recorded in Deed Book 312, Page 328, in the Probate Office of Shelby County, Alabama. 3. Less and except any portion lying within a public street or roadway.

\$ 36,000.00 of the consideration recited herein is being paid by the execution of a purchase money first mortgage of even date herewith, which said mortgage is given to secure the remainder of the purchase price on the above

Ralph J. Balan

BOOK 367 PAGE 954

described real property.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day of October, 1991.

Dorothy C. Johnson (SEAL)  
Dorothy C. Johnson

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

91 OCT 10 PM 3:34

Sandra J. Hasler, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 24.00
2. Mig. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 35.00

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy C. Johnson, an unmarried woman, 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, she executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 9th day of October, 1991.

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES JUNE 8, 1992

Sandra J. Hasler, Jr.  
Notary Public

This instrument was prepared by:

Ralph J. Bolen, Attorney at Law  
423 Frank Nelson Building  
Birmingham, Alabama 35203