

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Maxie Millard Wellborn

4930 Indaba Valley Rd
B'ham, AL 35244

Gary Don Johnson

2451 Valley Brook Dr.
B'ham, AL 35244

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thousand Dollars (\$200,000.00) and other good and 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, Maxie Millard Wellborn, a married man, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, Gary Don Johnson, a married man, (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the SW1/4 of the NE1/4 of Section 12, Township 20 South, Range 3 West, said point also being a crimped iron; thence South 1 deg. 25 min. 04 sec. East a distance of 294.16 feet; thence South 89 deg. 55 min. 09 sec. West a distance of 368.50 feet to the Easterly right of way line of U.S. Highway 31; thence North 26 deg. 10 min. 26 sec. East and along said right of way a distance of 327.91 feet; thence North 89 deg. 55 min. 09 sec. East a distance of 216.58 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, rights-of-way, restrictions, limitations, if any, of record.

The above described property does not constitute the homestead of the grantor's wife, as she has her own separate homestead.

\$200,000.00 of the above-recited purchase price was paid from a construction mortgage.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his, her or their 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of May, 1993.

Maxie Millard Wellborn
Maxie Millard Wellborn

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Maxie Millard Wellborn, 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 26th day of May, 1993.

11/8/95
My Commission Expires

[well-1.ded\11]

Donna J. Smith
Notary Public

Inst # 1993-15306
05/27/1993-15306
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 8.50

FNBC

Inst # 1993-15306