

R93-649

This instrument prepared by:  
PADEN & HARRIS  
100 CONCOURSE PARKWAY, SUITE 130  
BIRMINGHAM, AL 35244

Send Tax Notice To:  
LARRY DEPIANO  
1929 Crestridge Dr.  
Birmingham, AL 35244

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Eighty-Five Thousand and 00/100'S \*\*\* Dollars (\$85000)** to the undersigned grantor (whether one or more), in hand paid by the grantee (whether one or more), the receipt whereof is acknowledged, I or we, **GLORIA G. JOHNSON, A WIDOW** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **LARRY DEPIANO** (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 1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 3 WEST; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID FORTY AND RUN SOUTH ALONG EAST LINE OF SAID FORTY A DISTANCE OF 6.09 CHAINS TO POINT OF BEGINNING; THENCE RUN SOUTH 54 DEGREES WEST 7.60 CHAINS TO RIGHT OF WAY OF OLD PAVED BIRMINGHAM-MONTGOMERY HIGHWAY; THENCE ALONG SAID HIGHWAY SOUTH 31 DEGREES EAST 3.31 CHAINS TO CENTER OF SOUTH END OF IRON CULVERT ON EAST SIDE OF SAID HIGHWAY; THENCE NORTH 67 DEGREES EAST 5.20 CHAINS TO EAST LINE OF SAID FORTY ACRES; THENCE NORTH ALONG EAST LINE OF SAID FORTY ACRES A DISTANCE OF 5.60 CHAINS TO POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA; MINERAL AND MINING RIGHTS EXCEPTED.

**SUBJECT TO:**

1. Tax for the year 1993 which are a lien but not due and payable until October 1, 1993.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 127, Page 140.

\$70,000.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

Inst # 1993-20625


07/14/1993-20625  
05:40 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 26.00

TO HAVE AND TO HOLD unto 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 said Grantee, his, her or 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 stated above; that I (we) have a good right to sell and convey the same aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

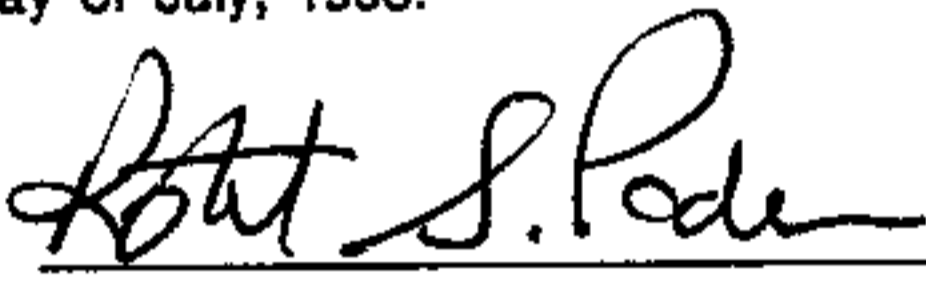
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 8th day of July, 1993.

  
GLORIA G. JOHNSON

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county in said state, do hereby certify that GLORIA G. JOHNSON, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 1993.

  
NOTARY PUBLIC  
My commission expires: 7/16/94

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DORIS HCD 26.00

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