

This instrument was prepared by:

(Name) _____
(Address) _____

Send Tax Notice to:
(Name) Dorothy England

(Address) 3573 England Road
Fultondale, Alabama 35068

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Dollars and No/100 (\$50.00)

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

Lee Johnson
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Dorothy England, and at her death to her daughter, Melanie Lowery Swann
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Begin at the intersection of the east line of Mill Street and the south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, and the south right-of-way line of South Avenue; thence east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 61.56 feet; thence 92 deg. 00 min. left and run northerly for 164.40 feet; thence 97 deg. 10 min. right and run Southeasterly for 168.60 feet; thence 81 deg. 05 min. left and run northeasterly for 190.11 feet to the southeast corner of Lot 29, Siluria Mills; thence 106 deg. 36 min. left and run west along the south line of said Lot 29 for 154.54 feet to the southwest corner of said Lot 29 and the northeast corner of Lot 10; thence 90 deg. 00 min. left and run southerly along the east line of said Lot 10 for 75.00 feet; thence 90 deg. 00 min. right and run westerly along the south line of said Lot 10 for 130.00 feet to the east right-of-way line of Mill Street; thence 90 deg. 00 min. left and run southerly along said east right-of-way line for 245.77 feet to the point of beginning; less and except the northern 75 feet of said property being bordered on the western boundary by Lot 10, Siluria Mills, and on the northern boundary by Lot 29, Siluria Mills.

Subject to easements and restrictions of record.

The legal description setout herein was furnished to preparer by the grantor herein without the benefit of survey and title search.

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 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 as 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 23rd
day of November, 19 93

(Seal)

(Seal)

(Seal)

Lee Johnson (Seal)

(Seal)

(Seal)

11/24/1993-37542
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 9.00

STATE OF ALABAMA

Jefferson County }

General Acknowledgment

I, Elsie Clark
in said State, hereby certify that

a Notary Public in and for said County,

whose name(s) Lee Johnson
day that, being informed of the contents of the conveyance, has 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 23rd day of November 19 93

MY COMMISSION EXPIRES JULY 13, 1994

Elsie Clark
Notary Public

Inst # 1993-37542