

This instrument was prepared by  
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ATTORNEY AT LAW  
143 Main, P.O. Box 91 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Spanish Prime, Inc.  
(Name) P.O. Box 174  
Woodstock AL 35188  
(Address)

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of THIRTY FIVE THOUSAND and 00/100-----(\$35,000.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, HARRY C. JOHNSON, an unmarried man, is the surviving grantee of deed recorded in Book 257 page 120; the other, Dorothy D. Johnson, having died on or about the 26th day of November, 1993. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

SPANISH PRIME, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW 1/4 of the NW 1/4 of Section 18, Township 19, Range 2 East, Shelby County, Alabama.

**SUBJECT TO:**

Property taxes for 1994 and subsequent years.

Easements and right of way to Plantation Pipe Line Co. as recorded in Deed Book 113 page 65, Deed Book 113 page 153 and Deed Book 252 page 593.

Mineral and mining rights are not insured.

Inst # 1994-03982

02/07/1994-03982  
09:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 43.50

**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 3rd day of February, 19 94

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

HARRY C. JOHNSON (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

**SHELBY County } General Acknowledgment**

I, the undersigned authority in said State, hereby certify that HARRY C. JOHNSON

a Notary Public in and for said County.

whose name(s) 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 3rd day of February, 19 94

My Commission Expires: 9/97

M A Spears  
Notary Public