

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

Destin Development Company, Inc.

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

)
) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand Dollars (\$100,000.00) 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, we, **Rollin L. Johnson, Jr., a married man, James T. Johnson, a married man, Jean C. Pryor, a widow, Mary C. Martin, a widow, and Addie Smith, a widow, being all of the heirs at law of Mattie L. Johnson, deceased,** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Destin Development Company, Inc.** (herein referred to as grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SW1/4 of Section 31, Township 19 South, Range 2 West, and the NW1/4 of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the SW1/4 of Section 31; thence run North along the Quarter line 364.38 feet to the point of beginning, being in the centerline of Bishop Creek; thence continue Northerly along the same course 142.41 feet; thence left 121 deg. 25 min. 36 sec. a distance of 1413.32 feet; thence right 39 deg. 39 min. 13 sec. a distance of 251.74 feet to the Easterly right of way of U.S. Highway 31; thence left 90 deg. 00 min. a distance of 239.18 feet Southerly along said right of way to the centerline of Bishop Creek; thence following the meandering of Bishop Creek Northeasterly, as established by Deed Book 224 Page 807, turn left 45 deg. 28 min. 04 sec. a distance of 187.54 feet; thence right 16 deg. 17 min. a distance of 150.23 feet; thence left 32 deg. 41 min. a distance of 38.58 feet; thence left 64 deg. 47 min. a distance of 83.02 feet; thence left 22 deg. 45 min. 30 sec. a distance of 56.43 feet; thence left 30 deg. 25 min. 30 sec. a distance of 108.21 feet; thence right 40 deg. 36 min. a distance of 72.91 feet; thence left 5 deg. 12 min. 30 sec. a distance of 103.77 feet; thence left 30 deg. 53 min. 30 sec. a distance of 124.38 feet; thence right 68 deg. 42 min. 11 sec. a distance of 93.13 feet; thence left 12 deg. 06 min. 56 sec. a distance of 133.54 feet; thence right 8 deg. 12 min. a distance of 153.59 feet; thence left 68 deg. 09 min. a distance of 152.00 feet; thence right 90 deg. a distance 60.80 feet; thence left 47 deg. 55 min. a distance of 136.70 feet thence left 18 deg. 42 min. a distance of 73.80 feet; thence right 25 deg. 54 min. a distance of 163.80 feet; thence right 16 deg. 00 min. a distance of 57.0 feet; thence left 29 deg. 45 min. a distance of 60.8 feet; thence left 22 deg. 59 min. a distance of 50.70 feet; thence right 24 deg. 41 min. a distance of 142.90 feet; thence right 36 deg. 56 min. 07 sec. a distance of 51.66 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record. 02/11/1994-04681

10:06 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 MCD 114.00

Inst # 1994-04681

Subject to rights of riparian owners in and to the use of Bishop Creek.

The above described property does not constitute the homestead of the grantors herein. The grantors herein own other real property which does constitute homestead.

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

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

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 28th day of JANUARY, 1994.

Rollin L. Johnson
Rollin L. Johnson

James T. Johnson
James T. Johnson

Jean C. Pryor
Jean C. Pryor

Mary C. Martin
Mary C. Martin

Addie Smith
Addie Smith

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Rollin L. Johnson, Jr., a married man, James T. Johnson, a married man, Jean C. Pryor, a widow, Mary C. Martin, a widow, and Addie Smith, a widow, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of JANUARY, 1994.

6-20-96
My Commission Expires

john-des.ded\18

[Signature]
Notary Public

Inst # 1994-04681

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