

THIS INSTRUMENT WAS PREPARED BY: SEND TAX NOTICE TO:

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

John Amos Furniture, Inc.

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Twenty-Five Thousand Dollars (\$225,000.00)** 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, **John Amos Furniture, 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 Southwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 31, thence run Northerly along the 1/4 line 506.79 feet; thence left 121 deg. 25 min. 36 sec., 240.00 feet to the point of beginning; thence continue along the same course 277.88 feet; thence right 106 deg. 46 min. 08 sec., 374.13 feet to the Southeast R.O.W. of Alabama Highway No. 119; thence right 86 deg. 37 min. 08 sec. to the chord of a curve to the left with a radius of 1949.89 feet and a central angle of 6 deg. 45 min. 44 sec.; thence run along the arc of said curve 230.13 feet being along the Southerly R.O.W. of Alabama Highway No. 119; thence interior left Southeasterly 93 deg. 22 min. 52 sec. from said chord 309.67 feet to the point of beginning.

Subject to:

Taxes and assessments for the year 1994 and subsequent years, which are not yet due and payable.

Less and except any part of subject property that may lie within a road right of way.

The rights of upstream and downstream riparian owners with respect to Bishop Creek, bordering subject property.

Coal, oil, gas and other mineral interests in, to, or under the land herein described.

05/31/1994-17442
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 15.00

Lange, Johnson

Inst # 1994-17442

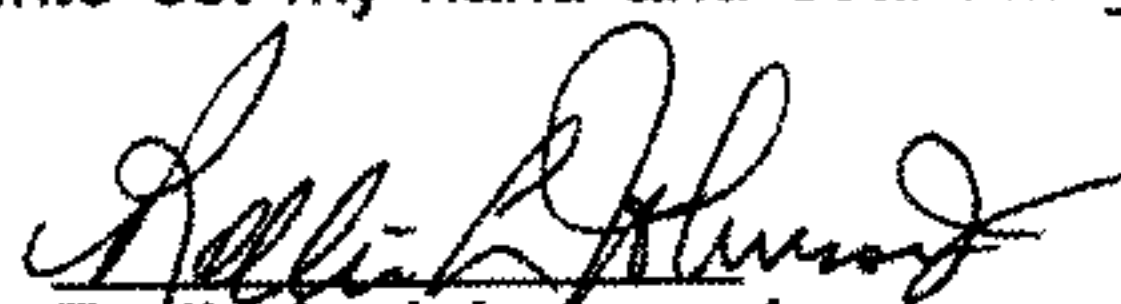
The above described property does not constitute the homestead of the grantors herein. The grantors herein own other real property which does constitute homestead.

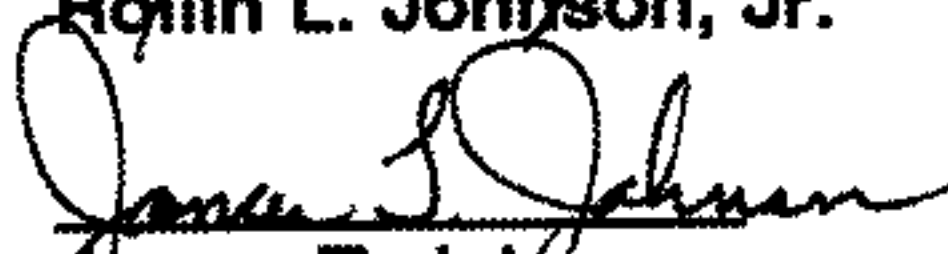
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

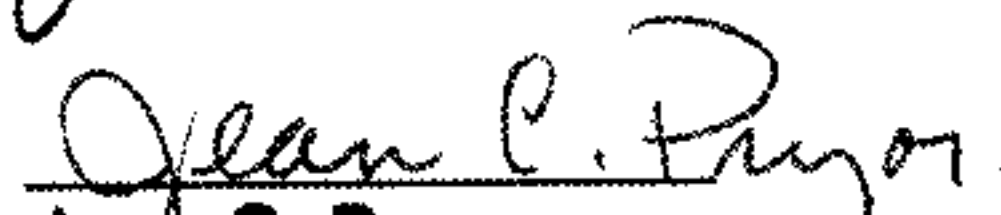
And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and 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 th 26 day of

MAY, 1994.


Rollin L. Johnson, Jr.


James T. Johnson


Jean C. Pryor


Mary C. Martin


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 th 26 day of MAY, 1994.

6-20-96
My Commission Expires


Notary Public

Inst # 1994-17442

john-joh.ded\19

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03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 15.00