

This form furnished by:

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This instrument was prepared by:

(Name) **William R. Justice**

(Address) **P. O. Box 1144**

Columbiana, Al 35051

Send Tax Notice to:

(Name) **Timothy Wayne Johnson**

(Address) **1621 Deer Springs Road**

Pelham, Al 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Twenty Five Thousand Four Hundred Fifty and 10/100**

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

Leonard T. Johnson, a married man

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

Timothy Wayne Johnson

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 31, according to the Map of Deer Springs Estates, 1st Addition, as recorded in Map Book 5 Page 55 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to mortgage recorded in Instrument #1993-12138 and Real Book 379 Page 781 in the Probate Office of Shelby County, Alabama.

The above described property does not constitute any portion of the grantor's homestead of that of his spouse.

Inst # 1994-20779

07/01/1994-20779
09:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.50

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 15th day of June, 19 94

(Seal)

Leonard T. Johnson
Leonard T. Johnson

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County }

General Acknowledgment

I, **the undersigned authority**
in said State, hereby certify that **Leonard T. 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 22nd day of June, 19 94

9/12/95
My Commission Expires:

William R. Justice
Notary Public