

THIS INSTRUMENT WAS PREPARED BY:

SEND TAX NOTICE TO:

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

SouthTrust Bank of Alabama, N.A.

**WARRANTY DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirteen Thousand Five Hundred Sixty-Two and 77/100 Dollars (\$213,562.77) 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, SouthTrust Bank of Alabama, N.A., 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 South 1/2 of the SW1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the SW1/4 of the SW1/4 of Section 31, Township 19 South, Range 2 West and run Westerly along the South line of said 1/4-1/4 section a distance of 84.48 feet to the Easterly right-ofway (R.O.W.) of U.S. Highway 31; thence right 95 deg. 56 min. 20 sec. Northerly along said R.O.W. 667.46 feet; thence continue Northerly along the same course 185.61 feet; thence right 87 deg. 43 min. 38 sec. Southeasterly a distance of 220.93 feet to the point of beginning; thence continue along the same course Southeasterly 122.50 feet; thence right 89 deg. 38 min. 52 sec. a distance of 249.74 feet to the Northerly R.O.W. of Alabama Highway No. 119; thence 85 deg. 02 54 sec. right Southwesterly to a chord of a curve to the right with a radius of 1869.89 feet, a central angle of 4 deg. 08 min. 15 sec. and a chord distance of 135.00 feet; thence run along the arc of said curve 135.03 feet; thence right 97 deg. 34 min. 20 sec. Northwesterly from the prolongation of said chord a distance of 262.36 feet to the point of beginning.

Subject to easements and restrictions of record.

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 16<sup>th</sup> day of August, 1994.

09/06/1994-27417  
01:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 225.00

Inst # 1994-27417

Rollin L. Johnson, Jr.  
Rollin L. Johnson, Jr.

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 16 day of August, 1994.

6-20-96  
My Commission Expires

[Signature]  
Notary Public

C:\WPDOCS\1-L20\JOHN-SOU.DED

I hereby certify that the above is a true and accurate copy of the original Warranty Deed.

Betty O. Snoddy  
Betty O. Snoddy  
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 17, 1997

8/29/94  
Date

09/06/1994-27417  
01:51 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 225.00

Inst # 1994-27417