

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY SIX THOUSAND & NO/100---- (\$76,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Martha Ann Jones, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Steven J. Johnson, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$60,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 6 Dogwood Circle, Pelham, Alabama 35124

Martha Ann Jones is the surviving grantee of that certain deed as recorded in Deed Book 277, Page 828, in the Probate Office of Shelby County, Alabama, the other grantee, Carl W. Jones, Sr., having died on or about the 23rd day of May, 1992.

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 have hereunto set my hand and seal, this 28th day of October, 1994.

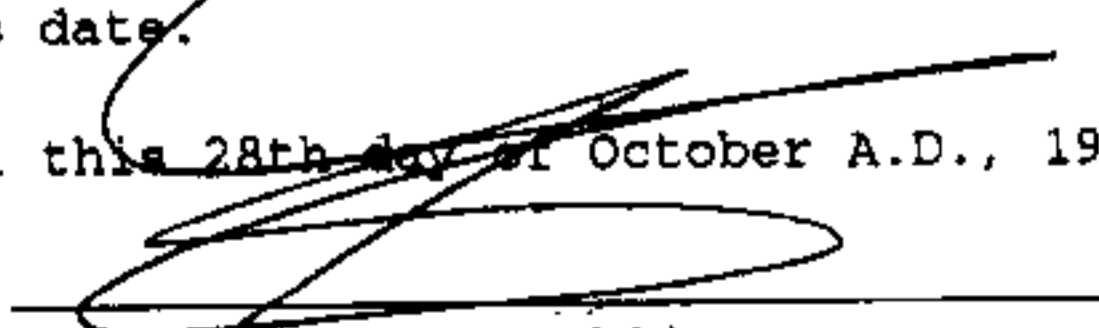
 (SEAL)
Martha Ann Jones

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Martha Ann Jones, a single individual whose name 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 28th day of October A.D., 1994


Notary Public
11/03/1994-32852
12:30 PM 05915882
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.50

Inst # 1994-32852

Exhibit "A"

A parcel of land in the NW 1/4 of the SW 1/4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of Section 18, Township 20 South, Range 2 West; run thence in a Northerly direction along the West line of said Section 18 for a distance of 1600.43 feet; thence turn an angle to the right of (89 deg. 46 min. 58 sec. measured), 89 deg. 49 min. 30 sec. deed, and in an Easterly direction for a distance of 304.45 feet to the point of beginning; from point of beginning thus obtained thence continue along last described course for a distance of 140 feet; thence turn an angle to the right of 90 deg. deed (90 deg. 07 min. 33 sec. measured) and in a southerly direction for a distance of 271.54 feet deed (271.48 feet measured), thence turn an angle to the right of 91 deg. 54 min. (said angle being measured from last described course to the chord of the preceding course said course being situated on a curve having a central angle of 23 deg. 08 min. and a radius of 301.63 feet); thence along the arc of said curve to the right a distance of 121.78 feet (chord 120.96 feet) to the end of said curve; thence along the tangent, if extended, to said curve for a distance of 19.65 feet; thence turn an angle to the right of 76 deg. 32 min. and in a Northerly direction for a distance of 262.95 feet deed (252.70 feet measured) to the point of beginning; being situated in Shelby County, Alabama.

MAS

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12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.50