

THIS INSTRUMENT PREPARED BY:

James T. Johnson, III
332 Lathrop Avenue
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Robert W. Lindsey
623 O'Neal Drive
Hoover, AL 35226

**GENERAL WARRANTY DEED
(Without Survivorship)**

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Seven Thousand Five Hundred and no/100 Dollars (\$37,500.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, we, Betty B. Johnson and Lynn M. Johnson (herein referred to as "Grantors"), grant, bargain, sell and convey unto Robert W. Lindsey (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

(See attached Exhibit "A")

The real estate is conveyed subject to all rights of way, easements, restrictions, reservations, covenants and conditions of record, including existing leases, and Grantee assumes the existing mortgage.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of December, 1995.

Betty B. Johnson (Seal)
Betty B. Johnson

Lynn M. Johnson (Seal)
Lynn M. Johnson

STATE OF ALABAMA
JEFFERSON COUNTY

I, Belinda L. Brechin, a Notary Public in and for said County, in said State, hereby certify that Betty B. Johnson and Lynn M. Johnson, 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 12th day of December, 1995.

Belinda L. Brechin
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE,
MY COMMISSION EXPIRES: DEC. 12, 1997,
BONDED THRU NOTARY PUBLIC UNDERWRITERS

12/18/1995-36248
01:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 48.50

1995-36248

EXHIBIT "A"

LEGAL DESCRIPTION

The following described property located in Shelby County, Alabama:

Commence at the SW corner of the NW 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West; thence run North along the West line of said NW 1/4 of NE 1/4 a distance of 289.39 feet to a point on the Northern 30-foot right-of-way line of State Highway No. 70; thence turn an angle of 90 degrees 32 minutes 33 seconds to the left and run Westerly along said right-of-way line a distance of 30.33 feet to a concrete right-of-way monument on the Eastern right-of-way line of State Highway No. 25 (Columbiana By-Pass); thence turn an angle of 57 degrees 24 minutes 40 seconds to the right and run Northwesterly along the said right-of-way line a distance of 102.42 feet to a concrete right-of-way monument; thence turn an angle of 58 degrees 05 minutes 38 seconds to the right and run Northeasterly along said right-of-way line a distance of 147.24 feet to a point; thence turn an angle of 65 degrees 11 minutes 00 seconds to the right and leaving said right-of-way line run Easterly a distance of 364.14 feet to a point on the centerline of an open ditch; thence turn an angle of 127 degrees 04 minutes 23 seconds to the right and run Southwesterly along said ditch line a distance of 271.73 feet to a point on the North 30-foot right-of-way line of State Highway No. 70; thence turn an angle of 52 degrees 14 minutes 19 seconds to the right and run Westerly along said Right-of-way line a distance of 175.61 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of NE 1/4 and NE 1/4 of NW 1/4, Section 26, Township 21 South, Range 1 West. According to the survey of Lewis H. King, Jr., Reg. L.S. #12487, dated February 23rd, 1985.

Inst # 1995-36248

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