

THIS INSTRUMENT WAS PREPARED BY:  
Sheffield, Sheffield & Sheffield, P.C.  
205 North 20th Street, Suite 323  
Birmingham, Alabama 35203

SEND NOTICE TO:  
Leonard T. Johnson and  
✓ Jane Johnson  
P.O. Box 178  
Chelsea, Alabama 35043

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of FORTY THOUSAND DOLLARS (\$40,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Gail Moore, an unmarried person,

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

Leonard Johnson, Jane S. Johnson, Anthony Mitchem and Candi Mitchem

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 9, Township 20 South, Range 1 East; thence run North along the East line of said  $\frac{1}{4}$  Section a distance of 640 feet to point of beginning; thence run West and parallel with the south line of said  $\frac{1}{4}$  Section a distance of 1,140 feet, more or less, to the Yellow Leaf Creek; thence run North along Yellow Leaf Creek to a point which is 1,390 North of the South line of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 9; thence run East and parallel with the South line said  $\frac{1}{4}$  Section a distance of 940 feet, more or less, to the East line of E $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence run South along said line a distance of 750 feet to the point of beginning, in Shelby County, Alabama. Subject to easements and rights-of-way of record. Also subject to easement reserved in favor of grantors in deed from heirs of Harry J. Goode dated December 17, 1972 recorded in said Probate Office in Deed Book 279, Page 272.

Mineral and mining rights excluded.

The above described property is no part of the homestead of the Grantor.

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 9th day of August, 1996.

Gail Moore  
Gail Moore

STATE OF ALABAMA )  
SHELBY COUNTY )

I, R. Wendell Sheffield, a Notary Public in and for said County, in the said State, hereby certify that Gail Moore, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, 1996.

R. Wendell Sheffield (Seal)  
Notary Public  
My Commission Expires: 4-28-98

08/14/96  
11:43 AM  
SHELBY COUNTY JUDGE OF PROBATE  
50.50  
001 MCD  
(1996-2637) and  
CERTIFIED

Inst # 1996-26371