

Value: \$ 500.00

SEND TAX NOTICE TO:

(Name) Brenda Johnson Garrett

(Address) _____

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and love and affection to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J. T. Johnson and wife, Lydia Johnson (hereinafter referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brenda Johnson Garrett (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the N 1/2 of the NE 1/4 of Section 25, Township 19, Range 1 West, more particularly described as follows: Commence at a point where the south right-of-way line of Old U.S. Highway 280 is intersected by the center line of a branch; run thence in a Westerly direction along the southern right-of-way line of Old U.S. Highway 280 a distance of 93 feet to a point on the western boundary of the NE 1/4 of the NE 1/4 of said Section 25; thence continue in the same direction along the southern right-of-way line of Old U.S. Highway 280 a distance of 67 feet, more or less, to the center line of an existing dirt driveway which leads southerly from Old U.S. Highway 280 to the present home of grantee, Brenda Johnson Garrett; thence turn to the left and run along the center line of said driveway, following the meanderings and turns thereof, a distance of 500 feet to the point of beginning of the lot herein conveyed; thence continue in an easterly or southeasterly direction parallel with the southern right-of-way line of Old U.S. Highway 280 a distance of 200 feet to a point; thence turn to the left an angle of 90 degrees and run in a northerly direction a distance of 100 feet to a point; thence turn to the left and run in a westerly direction parallel with the southern right-of-way line of Old U.S. Highway 280 a distance of 200 feet to a point; thence turn to the left an angle of 90 degrees and run a distance of 100 feet to the point of beginning of the property herein conveyed.

Inst # 1996-28797

09/03/1996-28797
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 11.38

There is also conveyed to grantee herein a perpetual easement for ingress and egress over and along the existing driveway leading from Old U.S. Highway 280 to the subject property which said easement shall be 20 feet in width, being 10 feet on either side of the existing center line of the present driveway.

(Description supplied by the parties.)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs or assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals this 20 day of March, 1996.

J. T. Johnson (SEAL)
J. T. Johnson

Lydia Johnson (SEAL)
Lydia Johnson

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. T. Johnson and wife, Lydia 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 20 day of March, 1996.

Ann B. Smith (SEAL)
Notary Public
Inst # 1996-28797

09/03/1996-28797
11:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 11.50

