

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: DON E. JOHNSON, SR.
(Name)
(Address) 3300 Spencer Highway
Pasadena, Texas 77504
MINIMUM VALUE: \$1,000.00

Inst • 1996-35046

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR, (\$1.00) 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, I or we,
THE ESTATE OF REALYER JOHNSON, BY AND THROUGH EVELYN W. FRANKLIN, Its Personal Representative
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
**DON E. JOHNSON, SR.; DON E. JOHNSON, JR.; MONA MCCOLLOUGH; PAT DIMSDALE; and JERRY PRICKETT
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

REFERENCE IS HEREBY MADE TO EXHIBIT "A", CONTAINING, AMONG OTHER THINGS, THE LEGAL
DESCRIPTION, SAME OF WHICH IS INCORPORATED HERewith, AS THOUGH FULLY SET OUT
HEREIN.

Inst • 1996-35046
10/21/1996-35046
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
000 HCS 17.00

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 15th
day of October, 1996

(Seal)

(Seal)

(Seal)

Evelyn W. Franklin (Seal)
The Estate of Realyer Johnson, deceased
By and through Evelyn W. Franklin, (Seal)
Its Personal Representative (Seal)

STATE OF ALABAMA }
_____ County } General Acknowledgment

I, _____ a Notary Public in and for said County,
in said State, hereby certify that
whose name(s) _____ 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, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this _____ day of _____ 19 _____

My Commission Expires:

Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **EVELYN W. FRANKLIN, whose name as PERSONAL REPRESENTATIVE FOR THE ESTATE OF REALYER JOHNSON, DECEASED**, 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, in her capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of October, 1996.

[Signature]
Notary Public

My Commission Expires: 9/97

EXHIBIT "A"

A parcel of land lying in the SW 1/4; NW 1/4, Section 4, Township 22 South, Range 3 West, and more particularly described as follows:
Starting at a point 40 feet north of the southwest corner of said SW 1/4; NW 1/4, Section 4, Township 22 South, Range 3 West, which point is also at the intersection of the west boundary line of said Section 4 and the north R/W line of Shelby County Highway #22, run easterly along said north R/W line of said Highway #22 a distance of 413.0 feet to a chain link fence, the point of beginning. Thence turn 93 degrees 05 minutes left and run northerly along said fence for 121.0 feet. Thence run left 1 degree, 30 minutes along said fence for 86 feet. Thence right 2 degrees, 00 minutes and continue northerly along said fence for 50.0 feet to a fence post in said chain link fence. Thence turn 92 degrees, 45 minutes right and run easterly 119.1 feet to a railroad spike by a chert drive. Thence turn 89 degrees, 30 minutes right and run southerly 257.6 feet to a railroad spike at the intersection of said chert drive with the said north R/W line of said Highway #22. Thence run westerly along said north R/W line 102.8 feet to the point of beginning.

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SUBJECT TO:

Property taxes for 1996 and subsequent years.
Mineral and mining rights are not insured.
Rights, reservations and restrictions of record.

THIS CONVEYANCE IS MADE PURSUANT TO THE TERMS OF THE LAST WILL AND TESTAMENT OF REALYER JOHNSON, DECEASED, BY AND THROUGH HER PERSONAL REPRESENTATIVE, EVELYN W. FRANKLIN, WHO WAS GRANTED LETTERS TESTAMENTARY BY THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, ON JUNE 27, 1996, UNDER CASE NUMBER 35-037. SAID WILL CONTAINS THE POWER AND AUTHORITY OF THE ABOVE DESIGNATED PERSONAL REPRESENTATIVE TO CONVEY AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE ABOVE DESIGNATED PROPERTY TO DON E. JOHNSON, SR. AND DON E. JOHNSON, JR.; AND THE FURTHER AUTHORITY TO CONVEY THE REMAINING UNDIVIDED ONE-HALF INTEREST IN SUCH REAL ESTATE TO MONA MCCOLLOUGH, PAT DIMSDALE AND JERRY PRICKETT. CONSEQUENTLY, THIS CONVEYANCE IS MADE PURSUANT TO THE TERMS OF SAID DECEDENT'S LAST WILL AND TESTAMENT, ACCORDINGLY.

10-15-96
Date

Evelyn W. Franklin
The Estate of Realyer Johnson,
Deceased
By and Through Evelyn W. Franklin,
Its Personal Representative

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