

This instrument was prepared by

Holliman, Shockley & Kelly
 (Name) 2491 Pelham Parkway
 Pelham, AL 35124
 (Address)

Joyce C. Johnson
 (Name)
 4450 HWY. 25, MONTEVALLO, AL 35115
 (Address)

Inst. # 1997-01107

WARRANTY DEED

STATE OF ALABAMA
 COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Three Thousand and No/100 Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joyce Baggett, An Unmarried Woman

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

Joyce C. Johnson

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL
 HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY
 THIS INSTRUMENT.

01/10/1997-01107
 02:27 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 14.00
 002 SWA

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 30,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 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 have hereunto set my hand(s) and seal(s), this 26th day of

December, 19 96.

(Seal)

Joyce Baggett
 Joyce Baggett

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
 COUNTY OF Shelby

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joyce Baggett, an Unmarried Woman whose name(s) is signed in 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 the 26th day of December, 19 96.

Notary Public

8-29-98

Exhibit "A"

A parcel of land in the SW 1/4 of the NW 1/4 of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 13 Township 22 South, Range 2 West, Shelby County, Alabama; thence South 366.7 feet to the northwest right of way of the L & N Railroad; thence along said right of way South 36 deg. 19 min. West for 468.13 feet to the point of beginning; thence continue along said right of way South 36 deg. 18 min. 48 sec. West 541.23 feet; thence leaving said right of way North 47 deg. 20 min. 14 sec. West for 477.29 feet to the southerly right of way of Alabama Highway 25; thence along said right of way North 44 deg. 16 min. 46 sec. East for 214.51 feet; thence continue along said right of way North 41 deg. 24 min. 03 sec. East 276.01 feet; thence leaving said right of way South 53 deg. 50 min. 07 sec. East for 470.16 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1997-01107

**01/10/1997-01107
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 14.00**