

This instrument was prepared by:
(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: CHARLOTTE ANN JOHNSON

name

179 CEDAR BEND

address

HELENA, ALABAMA 35080

#13-8-27-2-1-1.039

WARRANTY DEED-

STATE OF ALABAMA
Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED ONE THOUSAND AND NO/100-----
-----DOLLARS (\$101,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, CARLA D. LONG, A MARRIED PERSON

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CHARLOTTE ANN JOHNSON AND CONNIE
JEAN NELSON

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

LOT 17, ACCORDING TO THE SURVEY OF CEDAR BEND, PHASE I, AS RECORDED IN MAP
BOOK 17, PAGE 139, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1998 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE
UNTIL OCTOBER 01, 1998.
BUILDING SETBACK LINE AND EASEMENTS AS SHOWN BY RECORDED MAP.
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN VOLUME
109, PAGE 582, VOLUME 174, PAGE 306, AND VOLUME 226, PAGE 533.
RESTRICTIONS OR COVENANTS RECORDED IN INSTRUMENT #1994-1181.
MINERAL AND MINING RIGHTS ARE EXCEPTED.

CARLA D. LONG IS ONE AND THE SAME PERSON AS CARLA D. JUMPER.

THE PROPERTY CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR
HER SPOUSE.

Inst # 1998-12836

04/10/1998-12836
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 109.50

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 7th
day of April, 19 98

Carla D. Long
CARLA D. LONG

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
CARLA D. LONG
whose name(s) 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 hands and official seal this 7th day of April, A.D., 19 98

GENE W. GRAY, JR.

Notary Public