

Inst # 1998-23836

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

April B. Danielson
PADEN & PADEN
Attorneys at Law
1722 Second Avenue North
Bessemer, Alabama 35020

JEFFERY M. JOHNSON
290 JOSEPH DRIVE
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTEEN THOUSAND FOUR HUNDRED DOLLARS and 00/100 (\$17,400.00) DOLLARS to the undersigned grantor, BLUE CREEK LAND CO., INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JEFFERY M. JOHNSON and VICKI J. JOHNSON, HUSBAND AND WIFE, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1, ACCORDING TO THE SURVEY OF BLUE CREEK ESTATES, A MINOR SUBDIVISION, AS RECORDED IN MAP BOOK 23, PAGE 107, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1997, WHICH CONSTITUTES A LIEN, BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1998.
2. RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RIGHT-OF-WAY GRANTED TO SOUTH CENTRAL BELL TELEPHONE COMPANY RECORDED IN VOLUME 224, PAGE 246; VOLUME 227, PAGE 134 AND VOLUME 227, PAGE 158.

\$13,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BLUE CREEK LAND CO., INC., A CORPORATION, by its PRESIDENT, A. GLENN WEAVER, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 17th day of JUNE, 1998.

BLUE CREEK LAND CO., INC.

By: A. Glenn Weaver
A. GLENN WEAVER, PRESIDENT

06/26/1998-23836
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that A. GLENN WEAVER, whose name as PRESIDENT of BLUE CREEK LAND CO., INC., a corporation, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 17th day of JUNE, 1998.


April B. Danielson
Notary Public

My commission expires: 3/4/2001

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06/26/1998-23836
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 15.00