

THIS INSTRUMENT PREPARED BY:

James T. Johnson, III
332 Lathrop Avenue
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Lynn Johnson
6020 Brookhill Circle
Birmingham, Alabama 35242

**GENERAL WARRANTY DEED
(Without Survivorship)**

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That In consideration of Thirty-Seven Thousand Five Hundred and no/100 (\$37, 500.00) Dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, Robert W. Lindsey (herein referred to as "Grantor"), grant, bargain, sell and convey unto Betty B. Johnson and Lynn M. Johnson, (herein referred to as "Grantees"), all of my right, title and interest in and to the following described real estate, being an undivided 50% interest, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever,

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of an undivided 50% interest in said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs and 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 and seal, this 30th day of June, 1998.


Robert W. Lindsey (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Glorine C. Bryant, a Notary Public in and for said County, in said State, hereby certify that Robert W. Lindsey, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of June, 1998.

Glorine C. Bryant
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 9, 1999

07/16/1998-27019
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 48.50

1998-27019

EXHIBIT "A"

LEGAL DESCRIPTION

The following described property located in Shelby County, Alabama:

Commence at the SW corner of the NW 1/4 of NE 1/4, Section 26, Township 21 South, Range 1 West; thence run North along the West line of said NW 1/4 of NE 1/4 a distance of 289.39 feet to a point on the Northern 30-foot right-of-way line of State Highway No. 70; thence turn an angle of 90 degrees 32 minutes 33 seconds to the left and run Westerly along said right-of-way line a distance of 30.33 feet to a concrete right-of-way monument on the Eastern right-of-way line of State Highway No. 25 (Columbiana By-Pass); thence turn an angle of 57 degrees 24 minutes 40 seconds to the right and run Northwesterly along the said right-of-way line a distance of 102.42 feet to a concrete right-of-way monument; thence turn an angle of 58 degrees 05 minutes 38 seconds to the right and run Northeasterly along said right-of-way line a distance of 147.24 feet to a point; thence turn an angle of 65 degrees 11 minutes 00 seconds to the right and leaving said right-of-way line run Easterly a distance of 364.14 feet to a point on the centerline of an open ditch; thence turn an angle of 127 degrees 04 minutes 23 seconds to the right and run Southwesterly along said ditch line a distance of 271.73 feet to a point on the North 30-foot right-of-way line of State Highway No. 70; thence turn an angle of 52 degrees 14 minutes 19 seconds to the right and run Westerly along said Right-of-way line a distance of 175.61 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of NE 1/4 and NE 1/4 of NW 1/4, Section 26, Township 21 South, Range 1 West. According to the survey of Lewis H. King, Jr. Reg. L.S. #12487, dated February 23rd, 1985.

Inst # 1998-27019

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