

This instrument was prepared by

Send Tax Notice To:

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

Johnny B. King
(Name) 1069 Spring Creek Road
Montevallo, AL 35115
(Address)

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Six Thousand and no/100 Dollars

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

Judy A. Chaney and husband Johnny Chaney, Jr.

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

Johnny B. King

(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.

SUBJECT TO: (1) Taxes for the year 1998 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.

\$ 85,634.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Judy A. Chaney is one and the same person as Judy A. Lavender (Chaney).

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, we have hereunto set OUR hand(s) and seal(s), this 3rd day of September, 19 98.

(Seal)

Judy A. Chaney
Johnny Chaney, Jr.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Judy A. Chaney and husband Johnny Chaney, Jr., whose name(s) are signed in the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of September, 19 98.

J. J. [Signature]
Notary Public

Inst. # 13988-37024
09/22/1998-37024 -
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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EXHIBIT "A"

A parcel of land situated in Section 22, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 22, Township 22 South, Range 3 West and run South 1 deg. 12 min. East along the East line of said 1/4-1/4 Section, 557.26 feet to the Northwesterly boundary of Spring Creek Road; thence South 51 deg. 35 min. West and run 100.00 feet to the point of beginning; thence continue along last described course along said boundary, 100.00 feet; thence North 38 deg. 25 min. West and run 171.15 feet; thence North 14 deg. 23 min. West and run 49.10 feet; thence North 51 deg. 35 min. East and run 80.00 feet; thence South 38 deg. 25 min. East and run 216.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Inst. # 1998-37024

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