

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
FINUS CLARENCE JOHNSON, JR.  
OTHELLA R. JOHNSON  
2262 CHILTON CO. RD. #69  
CLANTON, AL 35045

Inst # 1998-51429

**STATE OF ALABAMA}**  
**COUNTY OF Shelby}**

Warranty Deed, ILWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$117,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we **WALLACE SHOEMAKER, an unmarried man,** (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto **FINUS CLARENCE JOHNSON, JR. and OTHELLA R. JOHNSON** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Subject to:

Ad valorem taxes for 1999 and subsequent years not yet due and payable until October 1, 1999. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$118,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

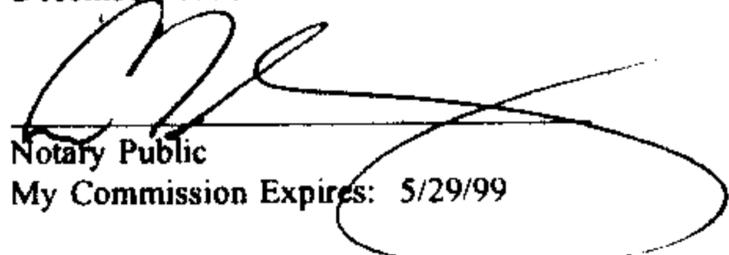
IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 17th day of December, 1998.

  
WALLACE SHOEMAKER

**STATE OF ALABAMA}**  
**JEFFERSON COUNTY}**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WALLACE SHOEMAKER, 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 17th day of December, 1998.

  
Notary Public  
My Commission Expires: 5/29/99

12/28/1998-51429  
08:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 MEL 19.50

## Stewart Title Guaranty Company

Commitment Number: B983131

**SCHEDULE C  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

LOT 2, ACCORDING TO THE SURVEY OF SIGNAL VALLEY ESTATES, RESURVEY OF LOT 1 OF DOGWOOD LAKES AND SUBDIVISION OF ACREAGE AS RECORDED IN MAP BOOK 23, PAGE 152, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

60.0 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES  
CENTERLINE DESCRIPTION TO-WIT:

FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER-NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 SOUTH RANGE 1 WEST, RUN THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST QUARTER-NORTHWEST QUARTER A DISTANCE OF 17.49 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF HEREIN DESCRIBED EASEMENT FOR INGRESS AND EGRESS AND UTILITIES; THENCE TURN 55 DEGREES 25 MINUTES 49 SECONDS LEFT AND RUN 99.24 FEET ALONG SAID EASEMENT CENTERLINE AND THE FOLLOWING COURSES: 06 DEGREES 03 MINUTES 54 SECONDS LEFT FOR 104.89 FEET; 12 DEGREES 24 MINUTES 30 SECONDS LEFT FOR 175.59 FEET; 10 DEGREES 38 MINUTES RIGHT FOR 201.28 FEET; 12 DEGREES 54 MINUTES 55 SECONDS RIGHT FOR 165.02 FEET; 05 DEGREES 37 MINUTES 50 SECONDS LEFT FOR 265.89 FEET; 15 DEGREES 35 MINUTES 30 SECONDS RIGHT FOR 323.69 FEET; 13 DEGREES 58 MINUTES 30 SECONDS LEFT FOR 188.54 FEET; 06 DEGREES 44 MINUTES RIGHT FOR 128.93 FEET TO A POINT ON THE NORTH BOUNDARY OF AFOREMENTIONED SECTION 23; THENCE TURN 180 DEGREES 00 MINUTES RIGHT AND RUN ALONG SAID EASEMENT CENTERLINE A DISTANCE OF 50.72 FEET; THENCE TURN 92 DEGREES 06 MINUTES 49 SECONDS LEFT AND CONTINUE ALONG SAID EASEMENT CENTERLINE A DISTANCE OF 64.81 FEET AND THE FOLLOWING COURSES; 54 DEGREES 49 MINUTES 11 SECONDS RIGHT FOR 141.23 FEET; 12 DEGREES 33 MINUTES 27 SECONDS LEFT FOR 110.76 FEET; 20 DEGREES 34 MINUTES 50 SECONDS LEFT FOR 169.50 FEET; 15 DEGREES 05 MINUTES 36 SECONDS RIGHT FOR 86.16 FEET; 36 DEGREES 33 MINUTES 41 SECONDS RIGHT FOR 166.53 FEET; 29 DEGREES 09 MINUTES 29 SECONDS LEFT FOR 97.38 FEET; 14 DEGREES 44 MINUTES 38 SECONDS LEFT FOR 198.02 FEET; 16 DEGREES 40 MINUTES 30 SECONDS LEFT FOR 276.22 FEET; 34 DEGREES 30 MINUTES 41 SECONDS LEFT FOR 274.24 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHWEST QUARTER-NORTHEAST QUARTER OF AFOREMENTIONED SECTION 23; THENCE TURN 02 DEGREES 14 MINUTES 58 SECONDS RIGHT AND CONTINUE ALONG SAID EASEMENT A DISTANCE OF 473.26 FEET TO THE P.C. OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 85 DEGREES 53 MINUTES 34 SECONDS AND TANGENTS OF 100.0 FEET AND A CENTERLINE ARC DISTANCE OF 177.45 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 98.95 FEET; THENCE TURN 122 DEGREES 12 MINUTES 30 SECONDS LEFT AND RUN 760.84 FEET ALONG SAID EASEMENT CENTERLINE TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER-NORTHEAST QUARTER- OF SECTION 23; TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE TURN 180 DEGREES 00 MINUTES RIGHT AND RUN 760.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 57 DEGREES 47 MINUTES 30 SECONDS LEFT AND RUN 338.44 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 02 DEGREES 42 MINUTES 42 SECONDS RIGHT AND RUN 588.77 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 46 DEGREES 35 MINUTES 43 SECONDS AND TANGENTS OF 75.0 FEET AND A CENTERLINE ARC DISTANCE OF 141.64 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 77.80 FEET; THENCE

ALTA Commitment  
Schedule C

(B983131/15)

## Stewart Title Guaranty Company

Commitment Number: B983131

**SCHEDULE C**  
(Continued)

TURN 118 DEGREES 34 MINUTES 50 SECONDS LEFT AND RUN 68.62 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 180 DEGREES 00 MINUTES RIGHT AND RUN 211.45 FEET ALONG SAID EASEMENT CENTERLINE TO THE PC OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 17 DEGREES 17 MINUTES 51 SECONDS AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 158.78 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 301.63 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 27 DEGREES 09 MINUTES 45 SECONDS AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 156.99 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 214.77 FEET TO THE PC OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 30 DEGREES 36 MINUTES 35 SECONDS AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 156.18 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 39.20 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 27 DEGREES 45 MINUTES 20 SECONDS AND TANGENTS OF 75.0 FEET AND A CENTERLINE ARC DISTANCE OF 147.06 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 308.97 FEET; THENCE TURN 154 DEGREES 51 MINUTES 35 SECONDS LEFT AND RUN 278.49 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 06 DEGREES 48 MINUTES RIGHT AND RUN 213.47 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 00 DEGREES 50 MINUTES 46 SECONDS RIGHT AND RUN 321.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 180 DEGREES 00 MINUTES RIGHT AND RUN 321.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 00 DEGREES 50 MINUTES 46 SECONDS LEFT AND RUN 213.47 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 06 DEGREES 46 MINUTES LEFT AND RUN 278.49 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 09 DEGREES 12 MINUTES LEFT AND RUN SAID EASEMENT CENTERLINE A DISTANCE OF 261.83 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHEAST QUARTER-SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 176.36 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 54 DEGREES 03 MINUTES 57 SECONDS AND TANGENTS OF 306.47 FEET AND A CENTERLINE ARC DISTANCE OF 566.78 FEET TO THE PC OF A REVERSE CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 74 DEGREES 40 MINUTES 50 SECONDS AND TANGENTS OF 100.0 FEET AND A CENTERLINE ARC DISTANCE OF 170.85 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 719.70 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 48 DEGREES 19 MINUTES 01 SECONDS AND TANGENTS OF 250.0 FEET AND A CENTERLINE ARC DISTANCE OF 470.01 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 730.31 FEET TO A POINT OF TERMINATION OF HEREIN DESCRIBED EASEMENT CENTERLINE ON THE NORTH BOUNDARY OF OLD U.S. HIGHWAY #280 (80' RIGHT OF WAY) AND FURTHER, FROM THE DESCRIBED POINT OF TERMINATION BACK NORTH/NORTHEASTERLY ALONG THE DESCRIBED CENTERLINE TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER-SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, TRACKS IN CLOSE PROXIMITY THAT CERTAIN EASEMENT CENTERLINE DESCRIBED IN BOOK 184 AT PAGE 89; SAID PROPERTY BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO A 25 FOOT NON-EXCLUSIVE INGRESS/EGRESS AND UTILITY EASEMENT:

A 25 FOOT INGRESS, EGRESS AND UTILITY EASEMENT BEING 12.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT A 1/4" REBAR IN PLACE ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE PROCEED



## Stewart Title Guaranty Company

Commitment Number: B983131

**SCHEDULE C**  
(Continued)

NORTH 00 DEGREES 47' 42" WEST ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 546.51 FEET TO A POINT; THENCE PROCEED SOUTH 24 DEGREES 41' 35" WEST FOR A DISTANCE OF 274.79 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A 60 FOOT ROADWAY (SIGNAL ROAD) AND THE POINT OF BEGINNING OF SAID EASEMENT. FROM THIS BEGINNING POINT PROCEED NORTH 24 DEGREES 41' 35" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 274.79 FEET; THENCE PROCEED NORTH 69 DEGREES 32' 10" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 194.25 FEET; THENCE PROCEED NORTH 28 DEGREES 55' 54" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 222.80 FEET; THENCE PROCEED NORTH 52 DEGREES 25' 12" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 288.97 FEET; THENCE PROCEED NORTH 83 DEGREES 09' 56" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 62.58 FEET; THENCE PROCEED SOUTH 75 DEGREES 05' 10" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 173.62 FEET; THENCE PROCEED SOUTH 28 DEGREES 50' 26" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 85.02 FEET; THENCE PROCEED SOUTH 21 DEGREES 03' 40" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 56.66 FEET; THENCE PROCEED SOUTH 21 DEGREES 03' 40" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 81.67 FEET; THENCE PROCEED SOUTH 38 DEGREES 56' 59" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 173.97 FEET; THENCE PROCEED SOUTH 59 DEGREES 14' 56" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 70.37 FEET; THENCE PROCEED SOUTH 86 DEGREES 02' 19" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 261.76 FEET; THENCE PROCEED SOUTH 84 DEGREES 26' 49" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 158.12 FEET; THENCE PROCEED NORTH 86 DEGREES 37' 42" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 199.97 FEET; THENCE PROCEED NORTH 89 DEGREES 33' 52" EAST ALONG THE CENTERLINE OF SAID EASEMENT FOR A DISTANCE OF 530.0 FEET, MORE OR LESS, TO A POINT ON THE WEST BOUNDARY OF LOT NO. 4 OF THE DOGWOOD LAKES SUBDIVISION AS SHOWN BY MAP OF SAID SUBDIVISION ON RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN PLAT BOOK 23 AT PAGE 34 AND THE TERMINATION OF SAID EASEMENT.

ALSO, A 25 FOOT NON-EXCLUSIVE WATER LINE EASEMENT:

A 25 FOOT WATERLINE EASEMENT BEING 12.5 FEET IN EQUAL WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT A 1/4" REBAR IN PLACE ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE PROCEED NORTH 00 DEGREES 47' 42" WEST ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 546.51 FEET TO A POINT; THENCE PROCEED SOUTH 24 DEGREES 44' 35" WEST FOR A DISTANCE OF 274.79 FEET TO A POINT ON THE EASTERLY BOUNDARY OF A 60 FOOT ROADWAY (SIGNAL ROAD); THENCE PROCEED NORTH 24 DEGREES 41' 35" EAST ALONG THE CENTERLINE OF A 25 FOOT INGRESS/EGRESS AND UTILITY EASEMENT FOR A DISTANCE OF 274.79 FEET; THENCE PROCEED NORTH 69 DEGREES 32' 10" EAST ALONG THE CENTERLINE OF SAID INGRESS/EGRESS AND UTILITY EASEMENT FOR A DISTANCE OF 194.25 FEET; THENCE PROCEED NORTH 28 DEGREES 55' 54" EAST ALONG THE CENTERLINE OF SAID INGRESS/EGRESS AND UTILITY EASEMENT FOR A DISTANCE OF 222.80 FEET; THENCE PROCEED NORTH 52 DEGREES 25' 12" EAST ALONG THE CENTERLINE OF SAID INGRESS/EGRESS AND UTILITY EASEMENT FOR A DISTANCE OF 288.97 FEET TO THE CENTERLINE OF SAID 25 FOOT WATERLINE EASEMENT, BEING THE POINT OF

Stewart Title Guaranty Company

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SCHEDULE C  
(Continued)

BEGINNING OF SAID WATERLINE EASEMENT. FROM THIS BEGINNING POINT PROCEED NORTH 78 DEGREES WEST ALONG THE CENTERLINE OF SAID WATERLINE EASEMENT FOR A DISTANCE OF 330.0 FEET, MORE OR LESS, TO THE TERMINATION OF SAID WATERLINE EASEMENT.

Inst # 1998-51429  
12/28/1998-51429  
08:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
005 HEL 19.50