

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Cynthia W. Jones

(Address) P.O. Box 1486
Columbiana, Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana 35051

Form 1-1-81 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Four Thousand and no/100--

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Alonzo Johnson and wife, Thelma Johnson

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

Cynthia W. Jones

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

Lot 10, in Block 10, according to survey and map of Pine Grove Camp, Second Addition, situated in and being in the SE 1/4 of the SE 1/4 of Section 12, Township 24 North, Range 15 East, as shown by said map on file in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama. Excepting there from mineral and mining rights.

ALSO: An easement over and across the Northeast corner of Lot No. 12 of Block No. 10 of Pine Grove Camp according to the aforementioned survey and subject to the same exceptions, for the purpose of construction and maintaining a boat canal not not exceeding eight (8) feet in width. Situated in Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$51,300.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Thelma Higdon and Thelma Johnson are one and the same person.

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 GRANTEE, 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 hands(s) and seal(s), this 27th day of January, 1999

Thelma Johnson (Seal)
Thelma Johnson

BY: Celeste F. Fulmer (Seal)
Celeste F. Fulmer, Attorney in Fact, under Power of Attorney recorded as Instrument #1999-03878, in Probate Office of Shelby County, Alabama

STATE OF ALABAMA

Shelby COUNTY

Alonzo Johnson (Seal)
Alonzo Johnson

BY: Celeste F. Fulmer (Seal)
Celeste F. Fulmer, Attorney in Fact, under Power of Attorney recorded as Instrument #1999-03877, in Probate Office of Shelby County, Alabama

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Celeste F. Fulmer, whose name as Attorney in Fact for Alonzo Johnson and ~~Thelma Johnson~~ 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, in her capacity as such Attorney in Fact.

Given under my hand and official seal this 27th day of January, A. D., 1999

My Commission Expires: 10/16/2000

[Signature]
Notary Public

1999-03881
10/28/99
12:45
SHELBY COUNTY, ALA
NOTARY PUBLIC
11.30