

WARRANTY DEED

SEND TAX NOTICE TO:  
Bobby G. Hooks  
1933 Cahaba Crest Drive  
Birmingham, AL 35242

THE STATE OF Alabama  
COUNTY OF Jefferson }

THIS WARRANTY DEED, made and entered into on this, the 22nd day of February, 1999, by and between Sherry L. Johnston, a single woman, as heir at law of Kenneth Owen Johnston, deceased; Sherry L. Johnston, as trustee of the testamentary trust of Kenneth Owen Johnston, deceased; Sherry L. Johnston, as administratrix of the estate of Kenneth Owen Johnston, deceased; and Kenneth Paul Johnston, a single man, as heir at law of Kenneth Owen Johnston, deceased as parties of the first part, and Bobby G. Hooks and Celia A. Hooks

02/25/1999-07886  
11:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

as parties of the second part;

OUR DUTY \$ 209,900.00

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said parties of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said parties of the second part, as joint tenants with right of survivorship,

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

LOT 13, BLOCK 1, IN THE CITY OF HOOVER, COUNTY OF SHELBY, STATE OF ALABAMA, ACCORDING TO THE SURVEY OF ALTADENA WOODS FIRST SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 104 A & B, IN THE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY ALABAMA.

Sherry L. Johnston is one and the same person as, Sherry Johnston.

Kenneth Paul Johnston is one and the same person as, Kenny Johnston.

The last will and testament of Kenneth Owen Johnston, dated the 2nd day of July, 1980, has been filed for probate with the probate court of Shelby County, Alabama, Case #38-003.

The heirs at law of Kenneth Owen Johnston are Sherry L. Johnston (Over the age of 19 years), Kenneth Paul Johnston (Over the age of 19 years), Cynthia Yvonne Johnston (a minor), Ashley Heather Johnston (a minor).

Cynthia Yvonne Johnston and Ashley Heather Johnston are beneficiaries of the testamentary trust of Kenneth Owen Johnston, deceased.

\$100,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said parties of the second part,

AND THE SAID parties of the first part hereby covenant with and represent unto the said parties of the second part, their heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 1999 which are due and payable October 1, 1999 and that they will forever warrant and defend the title to the same and the possession thereof unto the said parties of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set our hands and seals on the day and year first above written.

● Sherry L. Johnston (Seal)  
Sherry L. Johnston

● Sherry L. Johnston (Seal)  
Sherry L. Johnston, as trustee of the testamentary trust of Kenneth Owen Johnston, deceased

● Sherry L. Johnston (Seal)  
Administratrix  
Sherry L. Johnston, as administratrix of the estate of Kenneth Owen Johnston, deceased

● Kenneth Paul Johnston (Seal)  
Kenneth Paul Johnston

Inst # 1999-07886


THE STATE OF Alabama  
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sherry L. Johnston, a single woman, ~~and Kenneth Paul Johnston as single owner~~, 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, she executed the same voluntarily on the day the same bears date.

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sherry L. Johnston, in her capacity as trustee of the testamentary trust of Kenneth Owen Johnston, deceased, 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, she executed the same voluntarily on the day the same bears date, in her capacity as such Trustee and with full authority.

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sherry L. Johnston, in her capacity as administratrix of the estate of Kenneth Owen Johnston, deceased, 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, she executed the same voluntarily on the day the same bears date, in her capacity as such Administratrix and with full authority.

GIVEN under my hand and seal this the 22nd day of February, 1999

 (Seal)  
Notary Public

My Commission Expires November 9, 2001

Prepared by: Michael Krieg, (612) 941-0280, 10125 Crosstown Circle, Eden Prairie, MN 55344

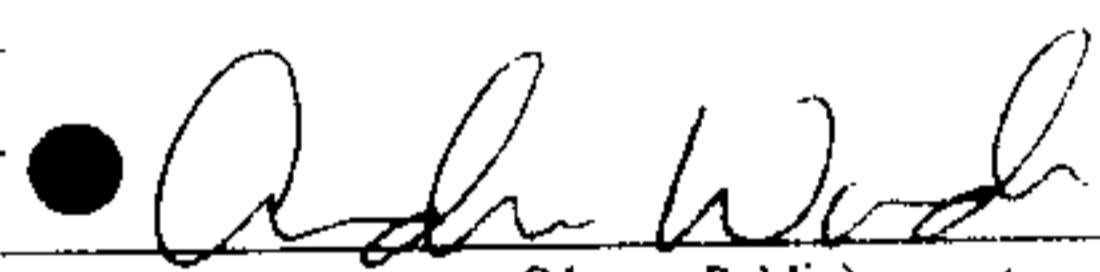
**CERTIFICATE OF ACKNOWLEDGEMENT**

STATE OF TN COUNTY OF Knox

On this 20<sup>th</sup> day of February 1999, before me, a Notary Public, within and for said County, personally appeared:

Kenneth Paul Johnston

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that the same was a free act and deed.

  
(Notary Public)

My Commission Expires: 3 / 1 / 00

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002 CRH 121.00