

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF THE TITLE TO THIS PROPERTY AND HAS ACTED SOLELY AS THE DRAFTER OF THIS INSTRUMENT

This instrument was prepared by:  
Kendall W. Maddox  
Law Offices of Kendall W. Maddox  
300 Office Park Drive, Suite 160  
Birmingham, Alabama 35223

Send Tax Notice To:  
Sammy and Pat Johnson, Trustees  
8799 Helena Road  
Pelham, Alabama 35124

**WARRANTY DEED**

\$97,000

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**SAMMY JOE JOHNSON AND WIFE, PATSY L. JOHNSON**

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

**SAMMY J. JOHNSON AND PATSY L. JOHNSON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SAMMY AND PAT JOHNSON LIVING TRUST, DATED MAY 21, 1999 AND ANY AMENDMENTS THERETO**

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

Lot No. 8, according to plat of Valley Dale Estates Subdivision which is recorded in Map Book 4, page 90, Office of Judge of Probate, Shelby County, Alabama

**TO HAVE AND TO HOLD** to the said grantee, his, her or their successors and assigns forever.

**THE GRANTORS** herein grant full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, his, her or their successors 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**, his, her or their successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 21st day of May, 1999.

*Sammy Johnson*

*Patsy L. Johnson*

STATE OF ALABAMA )  
JEFFERSON COUNTY )

**GENERAL ACKNOWLEDGEMENT:**

I, Kendall W. Maddox, a Notary Public in and for said County, in said State, hereby certify that Sammy Joe Johnson and Patsy L. Johnson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 21 day of May, 1999.

05/24/1999-21662  
12:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 WMS 105.50

*Kendall W. Maddox*  
Notary Public

My Commission Expires: 7/24/2001

Inst # 1999-21662