

Document prepared by:
Todd H. Barksdale, P.C.
13 Office Park Circle, Ste. 19
Birmingham, AL 35223

Tax Notice:
Daniel S. Johnson

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Five Hundred and NO/00 Dollars (\$500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt whereof is acknowledged, I, GARRY B. GARDNER, AS PRESIDENT OF GARDEN BROTHERS HOMEBUILDERS, INC.

Inst # 1999-29265

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto Daniel S. Johnson one and the same as Shannon Johnson

(herein referred to as Grantee(s)), the following described real estate situated in SHELBY County, Alabama to wit:

Lot 707, according to the Survey of Riverchase County Club, 7th Addition, as recorded in map Book 8, page 176, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.

\$75,000.00 of the above recited consideration has been paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said GRANTEE, and his/her heirs, successors and assigns forever.

And said GRANTOR does for him/herself, his/her heirs, successors and assigns, covenant with said GRANTEE, his/her successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that GRANTOR has a good right to sell and convey the same as aforesaid, and that he will and his/her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE, his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature this the 1st day of July, 1999.

GRANTOR(S):

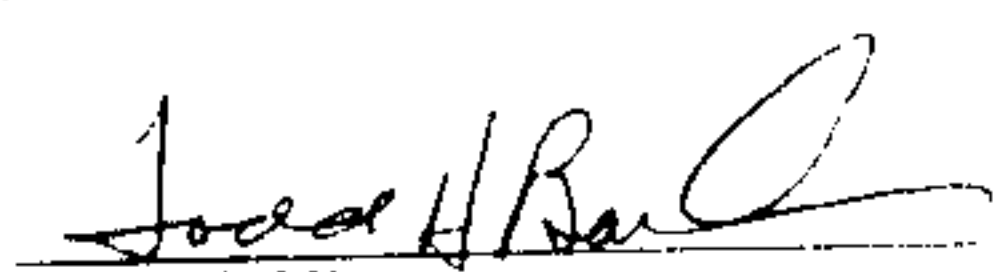
 (Seal)
Garry B. Gardner
President
Officer
of Garden Brothers Homebuilders, Inc.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Todd H. Barksdale, a Notary Public in and for the County of Jefferson and the State of Alabama, hereby certify that, Garry B. Gardner as President of Garden Brothers Homebuilders, Inc whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this deed, acknowledged and executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of July, 1999.

07/13/1999-29265
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NMS 9.50


Notary Public
My Commission expires: 2/20/01