

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

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 GRANTEES herein, the receipt whereof is acknowledged, I,

Gary Don Johnson, a married man

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

Gary Don Johnson and wife, Ramona Suzette Johnson

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

Begin at the NE corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, said point also being a crimped iron; thence South 1 deg. 25 min. 04 sec. East a distance of 294.16 feet; thence South 89 deg. 55 min. 09 sec. West a distance of 368.50 feet to the Easterly right of way line of U.S. Highway 31; thence North 26 deg. 10 min. 26 sec. East and along said right of way a distance of 327.91 feet; thence North 89 deg. 55 min. 09 sec. East a distance of 216.58 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, rights of way, restrictions, limitations, if any, of record.

The above described property does not constitute the homestead of the grantor or any other person.

This deed was prepared for the purpose of correcting the ownership interest in said property.

This deed was prepared without the benefit of a title search and therefore, title was not examined.

TO HAVE AND TO HOLD to the said grantees, for and during their lives and upon the death of either of them, then to their heirs and assigns forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves and for my (our) 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this the 1 day of August, 2001.

_____(Seal)

Gary Don Johnson (Seal)
Gary Don Johnson

_____(Seal)

_____(Seal)
Grantor

VERIFICATION

STATE OF ALABAMA)

SHELBY COUNTY)

I, Joy Gentry, a Notary Public in and for said County, in said State, hereby certify that Gary Don Johnson whose name(s) is 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 1 day of August, 2001.

Joy Gentry
Notary Public
My commission expires: 22 June 2003

Inst # 2001-32199

08/02/2001-32199
02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 11.50