

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
Mitchell A. Spears
Attorney at Law
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:
(Name) Barry Keith Johnson
(Address) 8700 Highway 10
Montevallo, AL 35115

MINIMUM VALUE: \$5,000.00

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) 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, **Audrey Jeanette Johnson, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Barry Keith Johnson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Commence at the SE corner of the SW ¼ of the NE ¼, Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence northerly along the E line of said ¼ - ¼ 445 feet to a point on the northeasterly right of way line of Shelby County Highway 10; thence continue along the last described course 225.15 feet to a fence line; thence turn 2°44'41" left and continue northerly along said fence 174.39 feet to a point on the southeasterly right of way line of Shelby County Highway 22; thence turn 130°34'44" left to chord and run southwesterly along a curve to the left, said curve having a central angle of 6°07'17", a radius of 1,890 feet for an arc of 201.92 feet to a concrete highway monument; thence turn 35°57'32" left from chord, and continue along said Highway 22 right of way line 68.74 feet to a point on the northeasterly right of way line of said Highway 10; thence turn 52°08'42" left (to chord) and run in a southeasterly direction along a curve right, said curve having a central angle of 20°26'59", a radius of 715 feet to an arc 255.19 feet to the point of beginning.

SOURCE OF TITLE: That certain deed recorded at Instrument # 1996-27838, dated August 26, 1996, Shelby County Probate Office, Shelby County, Alabama.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

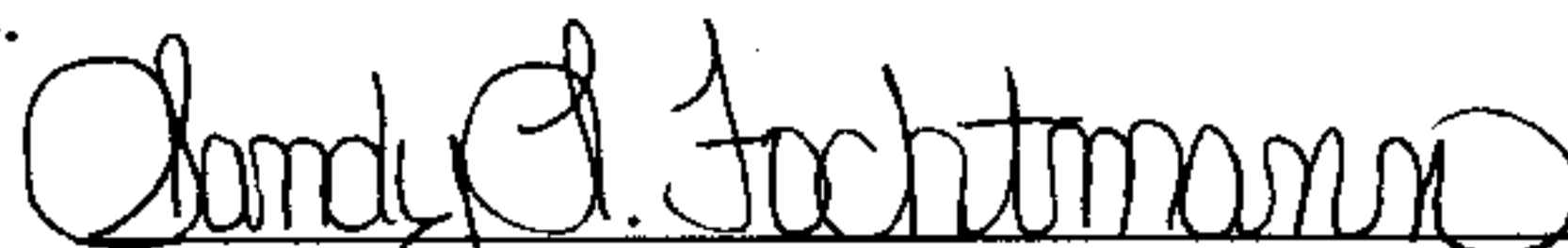
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 8th day of March, 2002.


AUDREY JEANETTE JOHNSON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Audrey Jeanette Johnson** 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.

Given under my hand, this 8th day of March, 2002.


Notary Public
My commission expires: 2/25/2003

03/08/2002-11350
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 16.00

Inst # 2002-11350