

PLEASE RE-RECORD TO REFLECT PROPER
LEGAL DESCRIPTION

20030204000065940 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
02/04/2003 10:08:00 FILED/CERTIFIED

20030415000228160 Pg 1/2 18.00
Shelby Cnty Judge of Probate, AL
04/15/2003 11:27:00 FILED/CERTIFIED

Prepared by and return to:
MATTHEW T. KNIGHT
2078 B VALLEYDALE ROAD
BIRMINGHAM, AL 35244

STATE OF ALABAMA

COUNTY OF JEFFERSON

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of TEN DOLLARS to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is hereby acknowledged, DOROTHY JOHNSON AND ARTHUR JOHNSON JR, WIFE AND HUSBAND, (herein referred to as "Grantor"), grants, bargains, sells and conveys unto MARCEEDA JOHNSON (herein referred to as "Grantee"), the following described real estate, situated in SHELBY County, Alabama, to wit:
SEE APPENDIX 'A'

1. THIS CONVEYANCE IS MADE SUBJECT TO:

a. all restrictions, covenants, rights of ways, and easements of record; b. all mineral and mining rights are excepted; c. Advalorem taxes for 2003.

TO HAVE AND TO HOLD, To the said Grantee its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with said grantee its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The grantor has executed this conveyance, this 17 day of JANUARY, 2003.

Dorothy C. Johnson
(SEAL)

Arthur Johnson Jr.
(SEAL)

STATE OF ALABAMA
COUNTY OF: SHELBY

I, the undersigned, a Notary Public in and for said county in said State hereby that
DOROTHY JOHNSON AND ARTHUR JOHNSON JR.

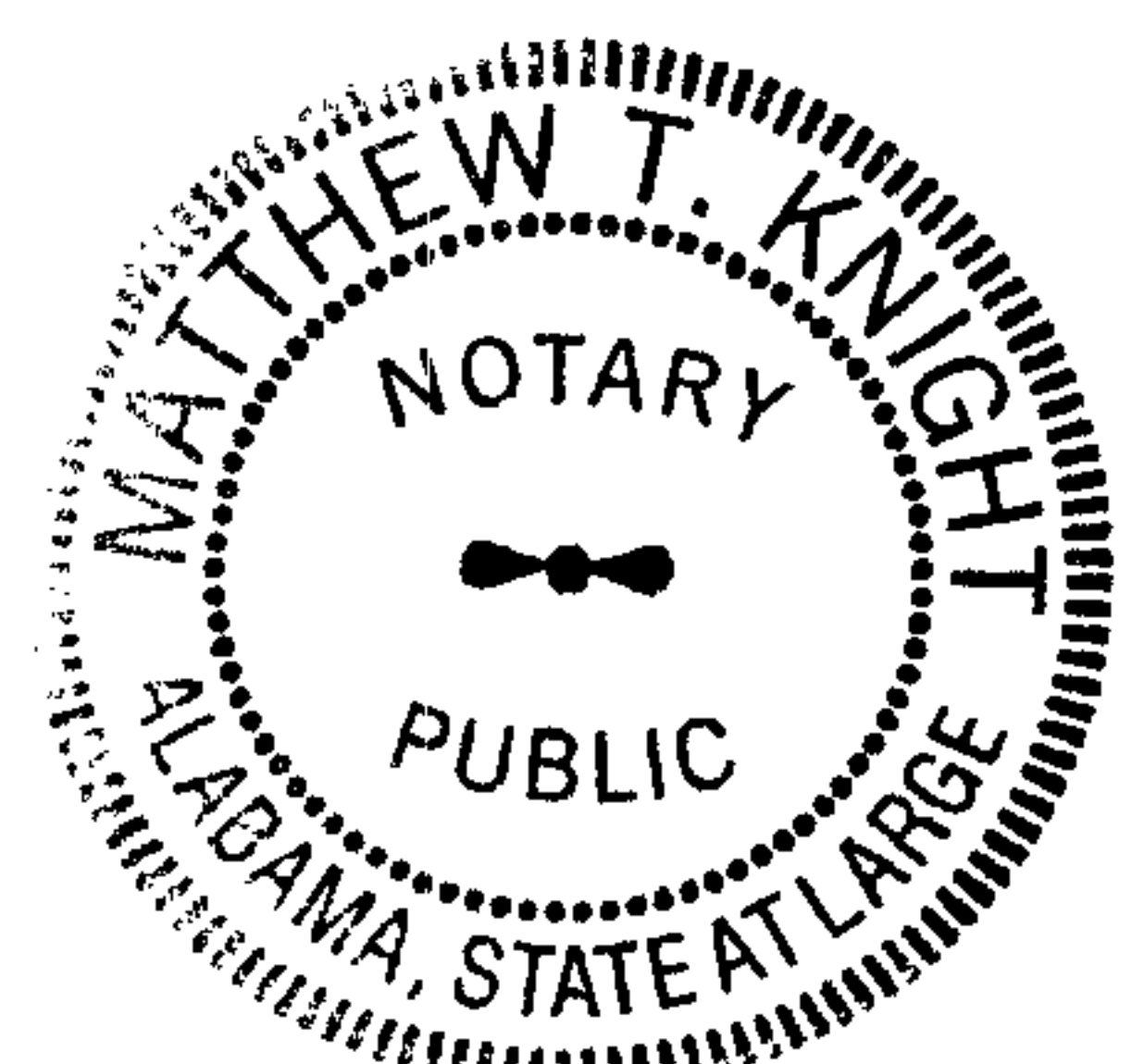
whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this day, that being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 17 day of January, 2003.

Notary Public Matthew T. Knight

My Commission expires

Notary Public, Alabama State at Large
My Commission Expires March 2, 2003



LEGAL DESCRIPTION

A parcel of land being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, Township 19 South, Range 1 West of the Huntsville Principal Meridian Shelby County, Alabama, also being a portion of that certain parcel of land as described in Deed Book 300, Page 332 in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described by the following metes and bounds prepared from a field survey completed on July 30, 2002, to wit: Commence at the Southeast corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 6, being witnessed by a 3 inch capped pipe found, run thence North 00 degrees 20 minutes 00 seconds East (bearing based on Deed Book 300, Page 332), along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$, for a distance of 445.28 feet to a rebar set (set $\frac{1}{2}$ inch rebar with plastic yellow cap stamped "CARR00010LS", hereinafter simply referred to as "rebar set") on the Northwestern right-of-way of Highway 119 (80' Right-of-Way); thence continue North 00 degrees 28 minutes 00 seconds East, along said East boundary, for a distance of 537.90 feet (deeded distance) to a rebar set on the South boundary of the North 10 acres of said $\frac{1}{4}$ - $\frac{1}{4}$, said point lying South 00 degrees 28 minutes 00 seconds West and 329.00 feet from a 3 inch capped pipe found in place at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence North 89 degrees 45 minutes 06 seconds West, along the South boundary of said North 10 acres, for a distance of 805.86 feet to a rebar set at the Northeast corner of Lot 3, THE JIMMY HAND SUBDIVISION, as shown on the map or plat thereof, recorded in Map Book 10, Page 17, in the Office of the Judge of Probate, Shelby County, Alabama; thence South 47 degrees 36 minutes 18 seconds East, along the Northeasterly boundary of said Lot 3 of THE JIMMY HAND SUBDIVISION, and along the Northeasterly boundary of OLD VIRGINIA, as shown on the map or plat thereof, recorded in Map Book 7, Page 117, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 395.17 feet to the Point of Beginning of the parcel herein described; thence continue along the last described boundary, South 47 degrees 38 minutes 18 seconds East for a distance of 102.40 feet to a $\frac{3}{4}$ inch rod found in place at the Easternmost corner of Lot 19 of said OLD VIRGINIA; thence leaving said boundary, North 47 degrees 05 minutes 21 seconds East for a distance of 190.41 feet to a point on the Westerly margin of that certain 60-foot Access Easement as recorded in Deed Book 306, Page 822, in the Office of the Judge of Probate, Shelby County, Alabama; thence North 22 degrees 39 minutes 43 seconds West, along said Westerly margin, for a distance of 108.78 feet; thence leaving said Westerly margin South 47 degrees 05 minutes 21 seconds West for a distance of 236.44 feet, to the point of beginning.