

This Instrument was prepared by:
Smartt Land Transactions, P.C. PKS
4 Office Park Circle, Suite 212, Birmingham, AL 35223
205.871-9905

Please send tax notice to: Gabriella Hulsey Lynn



20030618000381680 Pg 1/3 2,492.00
Shelby Cnty Judge of Probate, AL
06/18/2003 10:34:00 FILED/CERTIFIED

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of two million four hundred seventy five thousand and no/100 dollars, (\$2,475,000.00),
to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is acknowledged,
Allen A. Johnson, Jr., a married man
(herein referred to as grantor), does hereby grant, bargain, sell and convey unto
Gabriella Hulsey Lynn
(herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto and made apart hereof

Subject property is not the homestead of the grantor or the grantor's spouse.

Subject to easements and restrictions of record.

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

And I/we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set our hands and seals this the 30th day of May, 2003.

Allen A. Johnson, Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, Philander K. Smartt, III, a Notary Public in and for said County, in said State, hereby certify that Allen A. Johnson, Jr. whose name(s) is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2003.

Notary Public

My Commission Expires: 2/1/07

Stewart Title Guaranty Company

EXHIBIT A

The SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 1 West, Shelby County, Alabama, LESS AND EXCEPT that part of subject property conveyed in Deed Book 313, Page 455, in Probate Office. ALSO, LESS AND EXCEPT that part of subject property lying in County Road No. 11.

Also, the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, EXCEPT that part of subject property conveyed in Deed Book 176, Page 254 and Deed Book 316, Page 574, and corrected in Deed Book 328, Page 547; Also Less and except that part of subject property lying within County Road No. 11.

Also, the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, Less and except that part of subject property that lies within the Seaboard Coast Line Railroad right of way. Also, all that part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 19 South, Range 2 West, Shelby County, Alabama, which lies Southeast of the A. C. L. Railroad right of way now known as Seaboard Coast Line Railroad right of way.

LESS AND EXCEPT: A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31 South, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 31 South, Township 19 South, Range 1 West, said point being the point of beginning; Thence South $3^{\circ} 32' 18''$ East a distance of 714.31 feet to the northerly R.O.W. line (80') of Shelby County Highway #11; thence North $67^{\circ} 07' 45''$ East and along said R.O.W. line a distance of 467.00 feet; thence North $22^{\circ} 49' 50''$ West and leaving said R.O.W. line a distance of 523.02 feet; thence North $79^{\circ} 41' 08''$ West a distance of 275.87 feet to the point of beginning.

Stewart Title Guaranty Company

LESS AND EXCEPT: Begin at the SE corner of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 1 West and run West along the South line thereof 2560.71 feet to the SE corner of the SE $\frac{1}{4}$ of Section 36 in Range 2 West; thence $1^{\circ} 42' 28''$ right and run 820.40 feet; thence $84^{\circ} 38' 43''$ right and run 297.39 feet to the Southeasterly right of way line of Shelby County Highway #11; thence $59^{\circ} 49' 35''$ right and run Northeasterly along said R/W line 1595.91 feet to the start of a curve to the right on said R/W line; thence run along said curve (R=78846.34) 1198.76 feet; thence continue along said line 1340.60 feet to the east line of the SW $\frac{1}{4}$ of Section 31 (R-1W); thence $124^{\circ} 05' 49''$ right and run South along said line 2602.65 feet to the point of beginning.