


This instrument was prepared by:

Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

Ann Hunter  
2430 Hwy 39  
Chelsea, AL. 35043

  
20060425000192420 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
04/25/2006 10:20:42AM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**CHESTER JOHNSON, a single man**

grant, bargain, sell and convey unto,

**ANN JOHNSON HUNTER**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

Subject to restrictions, easements and rights of way of record.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

This property constitutes no part of the homestead of the grantor.

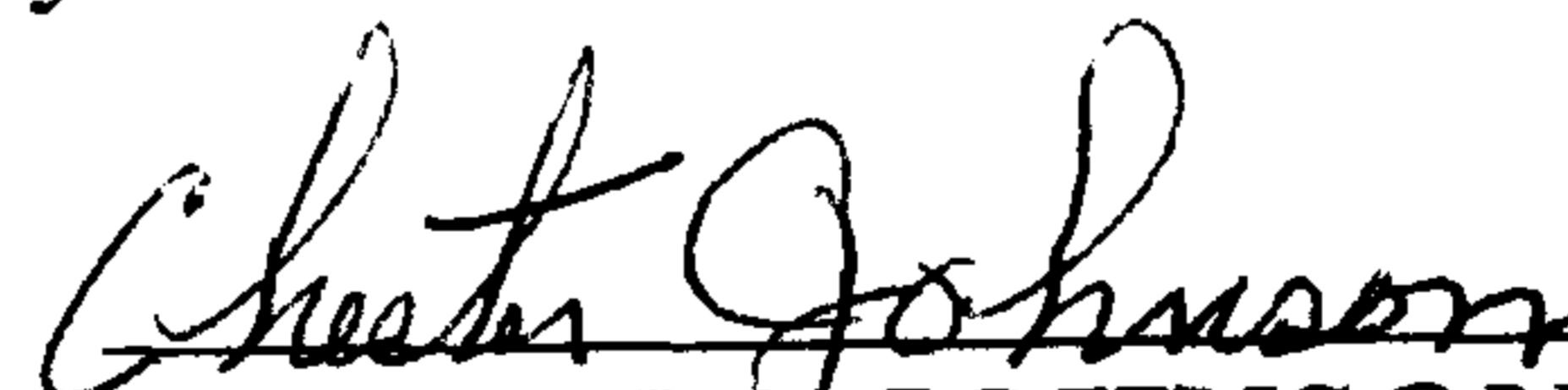
NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

Grantor herein is surviving grantee in prior conveyance to grantor herein.  
Mildred Lee Jones Johnson, wife of Grantor having died May 2, 2002.

**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 Grantees, their heirs and assigns, and 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 said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 18<sup>th</sup> day of APRIL, 2006.

  
\_\_\_\_\_  
**CHESTER JOHNSON**

STATE OF ALABAMA  
SHELBY COUNTY

Shelby County, AL 04/25/2006  
State of Alabama

Deed Tax: \$5.00

I, MICHAEL T. ATCHISON, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

**CHESTER 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of APRIL, 2006.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-08



Ex 5 + A

Part of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 34, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run North along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for 420.00 feet to the point of beginning; thence continue North along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 235.92 feet to the Northwest corner of the south half of said quarter-quarter section; thence 89 deg. 55 min. right and run Easterly along the North line of said South Half of said quarter-quarter section for 111.73 feet; thence 53 deg. 33 min. right and run southeasterly for 107.39 feet; thence 87 deg. 53 min. left and run Northeasterly for 153.15 feet to a point on the North line of said Half quarter-quarter section; said point being 302.00 feet East of the Northwest corner of said Half quarter-quarter section; thence 34 deg. 20 min. right and run East along the North line of said Half quarter-quarter section for 204.60 feet to a point on the westerly right of way line of a county road, said point being on a curve to the left; thence 101 deg. 59 min. right to the chord and run southerly along the arc of said curve for an arc distance of 243.50 feet and a chord distance of 241.00 feet; thence from said chord 77 deg. 55 min. right and run westerly for 456.91 feet to the point of beginning. Said parcel contains 2.36 acres, more or less, and being Parcel No. 8, according to the survey of Joseph A. Miller, Jr., Registered Land Surveyor, dated July 8, 1966.

Mineral and mining rights excepted.