

THIS INSTRUMENT WAS PREPARED BY:
Jeremy D. Crow, Attorney
MAJJAR DENABURG, P.C.

2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO: Roger Johnson, III 1120 Beacon Parkway East 204 Birmingham, Alabama 35209

GENERAL WARRANTY DEED

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

That in consideration of FOURTEEN THOUSAND NINE HUNDRED DOLLARS and No/100, (\$14,900.00), in hand paid to the undersigned, Chris W. Seeds and Lynda Seeds, husband and wife (hereinafter referred to as "GRANTORS"), by Roger S. Johnson, III, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

A parcel of land in the Southwest ¼ of the Northwest ¼ of Section 9, Township 24 North, Range 12 East, described as follows: Begin at the Northwest corner of the lot known as the W.S. Thompson Home Lot; proceed northeasterly along the southeasterly right of way of Alabama Highway 25 a distance of 226.39 feet; thence turn an angle to the right of 131 degrees 27 minutes 40 seconds a distance of 178.19 feet to the North line of said Thompson lot; thence turn an angle to the right of 98 degrees 28 minutes 05 seconds a distance of 172.00 feet along said line to the point of beginning.

LESS AND EXCEPT:

A parcel of land lying in the Southwest ¼ of the Northwest ¼ of Section 9, Township 24 North, Range 12 East, being more particularly described as follows:

Commence at the northwest corner of the lot known as the W.S. Thompson Home Lot being a ¾ inch iron pipe found; thence run northeasterly along the southeasterly right of way of Alabama Highway No. 25, 216.75 feet to a iron pin set, said point being the POINT OF BEGINNING; thence continue along last described course for a distance of 3.00 feet to a point; thence deflect an angle right of 130 degrees 36 minutes 57 seconds and run a distance of 180.64 feet to a iron pin found; thence deflect an angle right of 101 degrees 35 minutes 30 seconds and run a distance of 3.00 feet to a iron pin set; thence deflect an angle right of 78 degrees 37 minutes 16 seconds and run a distance of 178.08 feet to the POINT OF BEGINNING.

SUBJECT TO:

- 1. Ad valorem taxes for the current year, 2006.
- 2. Rights of others to the use of gravel drive crossing subject property as shown on survey of Jerry W. Cockrell revised on 11/7/2002.

\$14,900.00 of the purchase price recited above was paid from the proceeds of a purchase money

(SEAL)

mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his 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 and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of August, 2006.

Chris W. Seeds

Tyndr Seed (SEAL)

Lynda Seeds

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Chris W. Seeds and Lynda Seeds, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2006.

NOTARY JUBLIC

My commission expires: 8/30/08