200701300000045230 1/2 \$1214.00 Shelby Cnty Judge of Probate, AL

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA
)

GRANTEE'S ADDR 01/30/2007 02:59:53PM FILED/CERT S.N.O., Inc.
2858 Highway 31 South Pelham, Alabama 35124

GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Million Two Hundred Thousand and 00/100 (\$1,200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Gary Don Johnson, a married man** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **S.N.O.**, **Inc.**, a corporation, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description By exhibit "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This property is not homestead property of the Grantor as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 30th day of January, 2007.

Gary Don Johnson

STATE OF ALABAMA

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gary Don Johnson, a married man 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of January, 2007.

NOTARY PUBLIC

My Commission Expires:

16.

200701300000045230 2/2 \$1214.00 Shelby Cnty Judge of Probate, AL 01/30/2007 02:59:53PM FILED/CERT

Begin at the Northeast corner of the Southwest ¼ of the Northeast ¼ of Section 12, Township 20 South, Range 3 West, said point also being a crimped iron; thence South 1°25'04" East a distance of 294.16 feet; thence South 89°55'09" West a distance of 368.50 feet to the Easterly right-of-way line of U.S. Highway 31; thence North 26°10'26" East and along said right-of-way a distance of 327.91 feet; thence North 89°55'09" East a distance of 216.58 feet to the point of beginning; in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following described property:

Commence at the Northeast corner of the Southwest ¼ of the Northeast ¼ of Section 12, Township 20 South, Range 3 West, for the point of beginning; thence South 1°25'04" East and run 7.65 feet; thence North 88°03'33" West and run 216.90 feet; thence North 89°55'09" East and run 216.58 feet along the North line of said ¼ ¼ Section to the point of beginning; being situated in the Southwest ¼ of the Northeast % of Section 12, Township 20 South, Range 3 West, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 01/30/2007 State of Alabama

Deed Tax:\$1200.00