20070202000050810 1/2 $482.00
Shelby Cnty Judge of Probate,AL
02/02/2007 01:40:18PM FILED/CERT

Shelby County, AL 02/02/2007
State of Alabama

Deed Tax:$468.00

SEND TAX NOTICE TO:
Delores Denard Johnson
294 Highway 438
Wilsonville, AL 35186

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of **Four Hundred Sixty Eight Thousand and No/100 Dollars ($468,000.00)**
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,, **James F. Tillery, Sr. and wife, Alice B. Tillery** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Delores Denard Johnson, a married woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 465.89 FEET; THENCE RUN SOUTH 00°07'47" WEST A DISTANCE OF 1644.92 FEET TO THE CENTERLINE OF SHELBY COUNTY HIGHWAY #438; THENCE RUN SOUTHEASTERLY ALONG THE APPROXIMATE CENTERLINE OF SAID HIGHWAY THE FOLLOWING BEARINGS AND DISTANCES; SOUTH 65°21'33" EAST A DISTANCE OF 60.00 FEET; SOUTH 62°59'57" EAST A DISTANCE OF 134.19 FEET; SOUTH 46°32'23" EAST A DISTANCE OF 96.08 FEET; SOUTH 43°34'13" EAST A DISTANCE OF 108.99 FEET; SOUTH 60°14'04" EAST A DISTANCE OF 105.67 FEET; SOUTH 67°43'24" EAST A DISTANCE OF 97.85 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 5; THENCE RUN NORTH 00°55'18" WEST ALONG SAID EAST LINE A DISTANCE OF 1965.72 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA

Subject to:

1. The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

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

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this January 18, 2007

James F. Tillery (Seal)
James F. Tillery, Sr.

Alice B. Tillery (Seal)
Alice B. Tillery

STATE OF Alabama

General Acknowledgment

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James F. Tillery, Sr. and wife, Alice B. Tillery** whose name(s) is/are 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 he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this January 18, 2007.

Richard B. McClelland
Notary Public.

Richard B. McClelland
My Commission Expires: 10-19-2010

RICHARD B. McCLELLAND NOTARY PUBLIC STATE OF ALABAMA AT LARGE

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