

INSTRUMENT PREPARED WITHOUT EVIDENCE OF TITLE EXAMINATION


20070223000084510 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
02/23/2007 12:04:01PM FILED/CERT

This instrument was prepared by

Mitchell A. Spears, Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

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Send Tax Notice to: **Karen Edwards Johnson**

(Address) **P.O. Box 127**

Wilton AL 35187

MINIMUM VALUE: \$10,000.00

Warranty Deed

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **ELMER C. EDWARDS and wife, EDNA M. EDWARDS** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **KAREN EDWARDS JOHNSON** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

A PART OF LOT 1, BLOCK 3, OF THE TOWN OF BIRMINGHAM JUNCTION, AS FORMALLY KNOWN, BUT NOW DESIGNATED AND KNOWN AS THE TOWN OF WILTON, IN SHELBY COUNTY, ALABAMA, ALL ACCORDING TO THE SURVEY AND MAP OF SAID BIRMINGHAM JUNCTION, NOW DESIGNATED AND CALLED THE TOWN OF WILTON, ALABAMA, AS MADE BY J.E. BOZEMAN, A CIVIL ENGINEER, AND AS SHOWN OF RECORD IN DEED BOOK 14, PAGE 239, IN THE RECORD OF DEEDS IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN SECTION 9, TOWNSHIP 24 NORTH, RANGE 12 EAST, AND WHICH LOT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT WHERE THE SOUTH LINE OF BIRMINGHAM STREET MEETS THE EAST LINE OF SELMA STREET; THENCE RUN SOUTH 00 DEGREES 12 MINUTES 35 SECONDS WEST A DISTANCE OF 206.82 FEET; THENCE RUN NORTH 89 DEGREES 24 MINUTES 44 SECONDS EAST A DISTANCE OF 267.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE OF 205.09 FEET; THENCE RUN NORTH 00 DEGREES 47 MINUTES 28 SECONDS WEST A DISTANCE OF 206.80 FEET; THENCE RUN SOUTH 89 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 190.45 FEET; THENCE RUN SOUTH 03 DEGREES 15 MINUTES 36 SECONDS WEST A DISTANCE OF 207.27 FEET BACK TO THE POINT OF BEGINNING, ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THE ABOVE REFERENCED LEGAL DESCRIPTION IS DERIVED FROM THAT SURVEY PERFORMED BY RODNEY Y. SHIFTTLETT, ALABAMA REGISTRATION NUMBER 21784, DATED DECEMBER 19, 2006.

SUBJECT TO:

- RIGHTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

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 grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 28th day of December, 2006.

Elmer C. Edwards
ELMER C. EDWARDS

Edna M. Edwards
EDNA M. EDWARDS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **ELMER C. EDWARDS and EDNA M. EDWARDS**, whose names 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 same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 2006.

Michelle K. Damp
Notary Public
My commission expires: 5/17/07