20070410000165490 1/2 \$21.00 Shelby Cnty Judge of Probate, AL 04/10/2007 02:46:08PM FILED/CERT

STATE OF ALABAMA

Warranty Deed

CITY OF PELHAM, COUNTY OF SHELBY

Enow all Men by these Presents: That, in consideration of One Hundred Thirty Seven Thousand and No/100 Dollars (\$137,000.00) and other good and valuable consideration to them in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, BEVERLY JOHNSON, an unmarried person, AND SHAWN HOWARD JOHNSON (A MINOR) an unmarried person, (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto DAVID L. BARTON (herein referred to as "Grantee") as sole owner, the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

Lot 1. Block 2. according to the Survey of Indian Hills, Second Sector, as recorded in Map Book 4, page 91, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any.

\$ 130,100.00 of the consideration herein was derived from mortgage loans closed simultaneously herewith.

BEVERLY JOHNSON IS AUTHORIZED TO CONVEY SAID PROPERTY ON BEHALF OF SHAWN HOWARD JOHNSON PURSUANT TO THAT CERTAIN COURT ORDER ISSUED BY THE PROBATE COURT OF SHELBY COUNTY IN CASE NO. PR-2004-000559, DATED APRIL 4, 2007, AND FILED SIMULTANEOUSLY HEREWITH.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

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In Witness Whereof, the said Grantors have set their hands and seals this 6th day of April, 2007.

SHAWN HOWARD JOHNSON (A MINOR) BY AND THROUGH BEVERLY JOHNSON as

custodian of Shawn Howard Johnson

STATE OF ALABAMA

COUNTY OF _

I, the undersigned notary public, in and for said county and state, hereby certify that BEVERLY 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 6th day of April, 2007.

Notary Public

My commission expires

STATE OF ALABAMA

COUNTY OF

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BEVERLY JOHNSON, whose name as custodian of SHAWN HOWARD JOHNSON, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he/she, in his/her capacity as such custodian, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal this 6th day of April, 2007.

Notary Public

My commission expires

Shelby County, AL 04/10/2007

Deed Tax: \$7.00

GRANTEE'S MAILING ADDRESS:

5056 Meadowbrook Road Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:

Donna M. Jennings, LLC 4000 Eagle Point Corporate Dr. Birmingham, AL 35242

Telephone: 205-969-6122 Fax: 866-267-2932

File # R0604-2010

