

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **Three Hundred Seventy Three Thousand Five Hundred and No/100 (\$373,500.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **Steve W. Johnson, an unmarried individual, Lu Ann Lee Johnson, an unmarried individual and Roy W. Johnson, a married individual** herein referred to as Grantor(s), do hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **LaDonna Payne**, referred to as Grantee(s), her heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

**LOT 226, ACCORDING TO THE AMENDED MAP OF RIVERWOODS SECOND SECTOR, AS RECORDED IN MAP BOOK 29, PAGE 121, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**\_\_\_\_\_ OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.**

**Subject property is no part of the homestead of Roy W. Johnson or his spouse.**

**This deed is pursuant to that divorce decree between Luann Lee Johnson and Steven Wayne Johnson dated August 24, 2006, Case No: DR 2006-423.**

**SUBJECT TO:** Easements, restrictive covenants and right of ways as shown by the public records.  
Ad valorem taxes for the year 2007, are a lien, but not yet due and payable, and any subsequent years.

**TO HAVE AND TO HOLD**, the aforegranted premises to the said **GRANTEE(S)**, his/her heirs and assigns **FOREVER**.

And **GRANTOR(S)** do covenant with the said **GRANTEE(S)**, his heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the **GRANTEE(S)**, his heirs and assigns, and that **GRANTOR(S)** will **WARRANT** and **DEFEND** the premises to the said **GRANTEE(S)**, his heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 11<sup>TH</sup> day of May, 2007.

  
STEVE W. JOHNSON

BY:  AIF  
ROY W. JOHNSON, ATTORNEY-IN-FACT

  
LU ANN LEE JOHNSON

  
ROY W. JOHNSON

STATE OF ALABAMA

 COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Steve W. Johnson, by Roy W. Johnson, his Attorney-in-Fact, 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, in his capacity of Attorney & Fact and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 11<sup>th</sup> day of May, 2007.

My Commission Exp:

8/17/07

LaDonna Payne  
Notary Public

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Roy W. Johnson, 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, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 11<sup>th</sup> day of May, 2007.

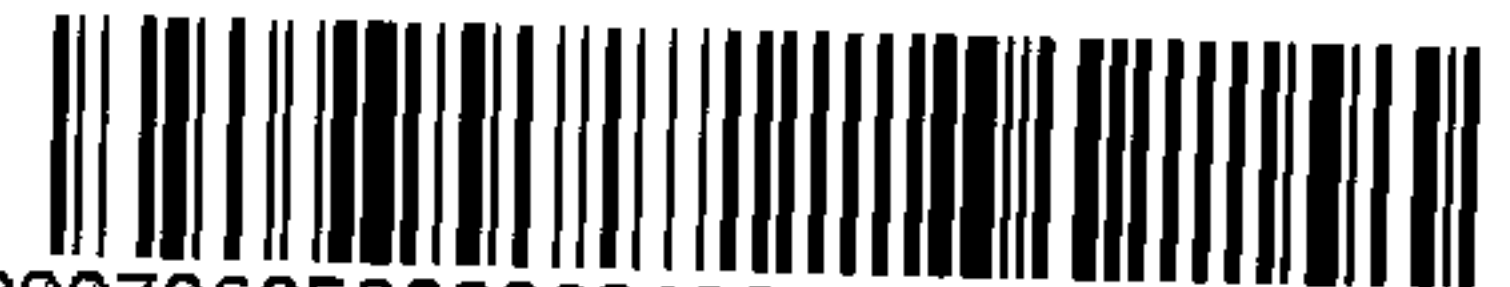
My Commission Exp:

8/17/07

LaDonna Payne  
Notary Public

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
Moseley & Associates, P.C.  
2871 Acton Road, Suite 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
LaDonna Payne



20070605000260430 2/3 \$391.50  
Shelby Cnty Judge of Probate, AL  
06/05/2007 10:19:02AM FILED/CERT



contents of the conveyance, he, in his capacity of Attorney & Fact and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 11 day of May, 2007.

My Commission Exp:

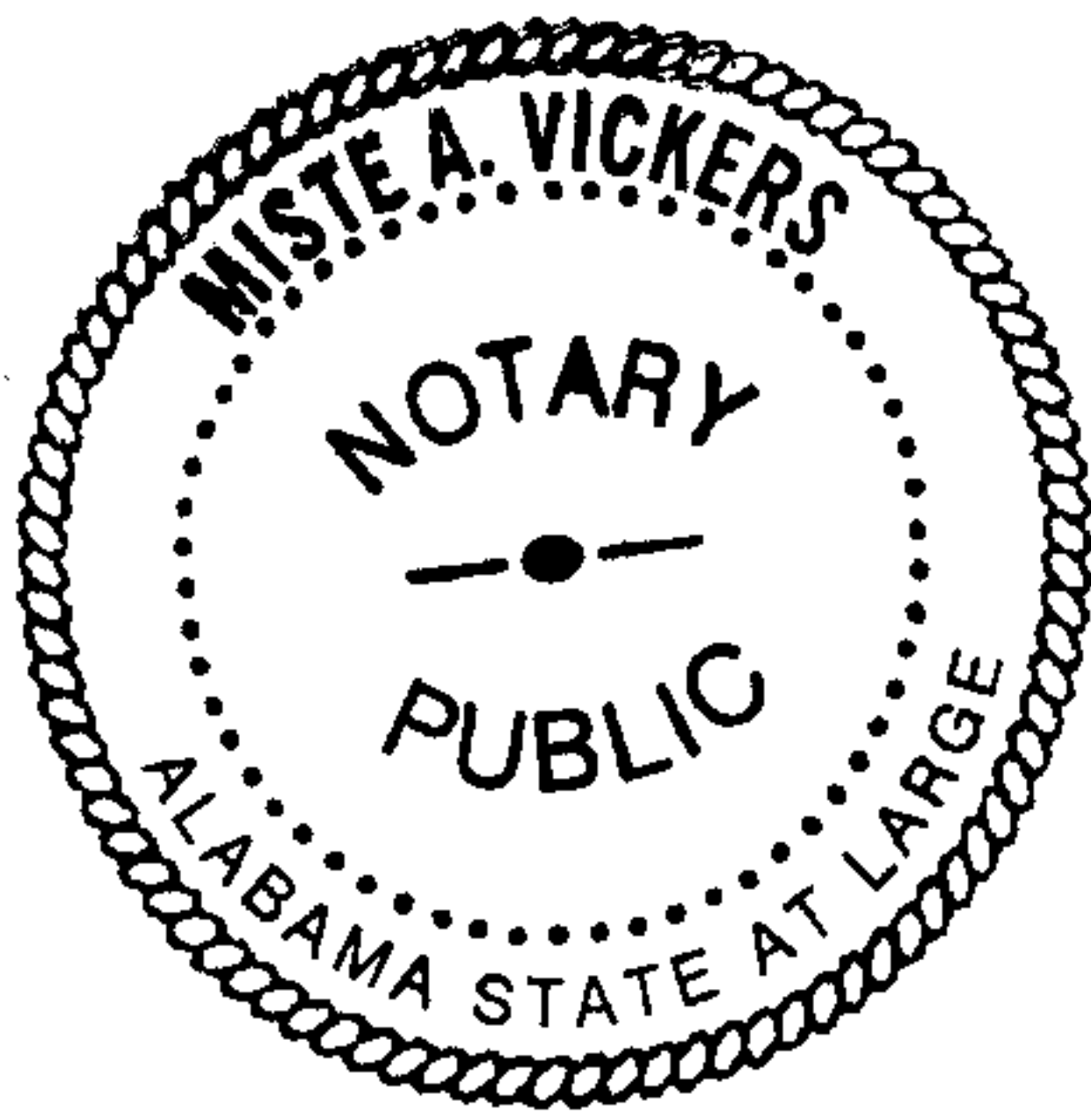
8/17/07

[Signature]  
Notary Public

STATE OF ALABAMA

Lee COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that Lu Ann Lee Johnson, 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, she, executed the same voluntarily on the day the same bears date.



[Signature]

MY COMMISSION EXPIRES SEPT. 4, 2007

20070605000260430 3/3 \$391.50  
Shelby Cnty Judge of Probate, AL  
06/05/2007 10:19:02AM FILED/CERT

Shelby County, AL 06/05/2007  
State of Alabama

Deed Tax: \$373.50