

WARRANTY DEED

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Joseph Johnston
9405 Highway 11
Chelsea, Alabama 35043

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Sixty two thousand and no/100 (\$62,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Marlin Hodgens and Linda Hodgens, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joseph Johnston** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

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 said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, 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 22nd day of June, 2007.

Marlin Hodgens

Marlin Hodgens
Linda Hodgens

Linda Hodgens

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Stephanie Jones, a Notary Public in and for said County, in said State, hereby certify that **Marlin Hodgens and Linda Hodgens, husband and wife** 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of June, 2007.

Stephanie Jones

Notary Public
My Commission Expires: 02-26-09

STEPHANIE JONES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 26 / 2009



20070627000302620 2/2 \$76.00
Shelby Cnty Judge of Probate, AL
06/27/2007 01:54:46PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama and run thence S $89^{\circ}40'09''$ E along the north line of said $\frac{1}{4}$ $\frac{1}{4}$ a distance of 328.86' to a set rebar corner and the point of beginning of the property being described; thence continue last described course a distance of 328.86' to a set rebar corner; thence run S $01^{\circ}24'30''$ W a distance of 145.77' to a set rebar corner on the north margin of Shelby County Highway No. 11; thence run S $72^{\circ}34'36''$ W along said margin of said highway a distance of 342.57' to a set rebar corner; thence run N $00^{\circ}21'40''$ E a distance of 250.21' to the point of beginning.