

This instrument was prepared by:
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P. O. Box 587
Columbiana, AL 35051


20090716000275610 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
07/16/2009 04:05:30 PM FILED/CERT

FEE SIMPLE WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-one Thousand Seven Hundred Forty and no/100 Dollars (\$141,740.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Jerald R. Johns**, a married man, and **Mary C. Anderson**, a widow (herein referred to as Grantors), grant, bargain, sell, and convey unto **Shelby County, Alabama** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northwest quarter of the Northeast quarter of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest corner of said quarter – quarter section and run South 00 degrees 16 minutes 37 seconds East along the East line of said quarter – quarter section for a distance of 795.17 feet to the proposed Northwestern-most right of way line of Shelby County Road 11, said point also being the POINT OF BEGINNING; thence continue along the last described course along said East line for a distance of 103.42 feet to the current Northwestern-most right of way line of Shelby County Road 11; thence leaving said East line run North 35 degrees 50 minutes 56 seconds East along said current right of way line for a distance of 530.18 feet to the Northerly property line of the property described in Instrument # 1993-13820 as recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said current right of way line run North 53 degrees 06 minutes 05 seconds West along said Northerly property line for a distance of 39.05 feet to said proposed Northwestern-most right of way line of Shelby County Road 11, said point also being on a curve turning to the left, said curve having a radius of 25,152.73 feet, a central angle of 00 degrees 46 minutes 36 seconds, a chord bearing of South 35 degrees 50 minutes 00 seconds West, and a chord distance of 341.01 feet; thence leaving said Northerly property line run along said proposed Northwestern-most right of way line of Shelby County Road 11 and along the arc of said curve for a distance of 341.01 feet; thence run South 47 degrees 32 minutes 49 seconds West along said proposed Northwestern-most right of way line for a distance of 108.60 feet to the POINT OF BEGINNING. Said parcel contains 21,014 square feet or 0.48 acres more or less.

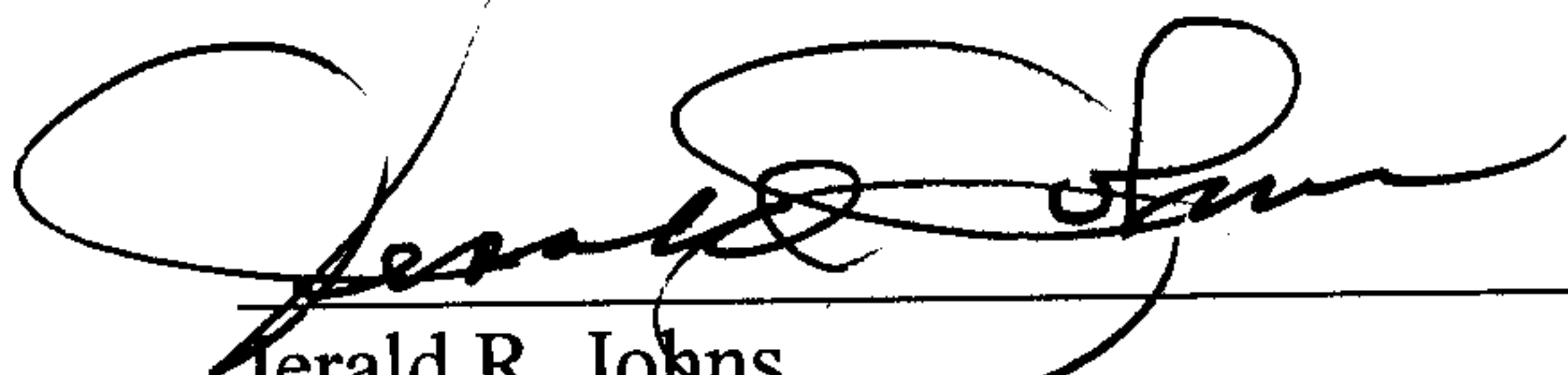
The above described property constitutes no part of the homestead of any of Grantors herein named.

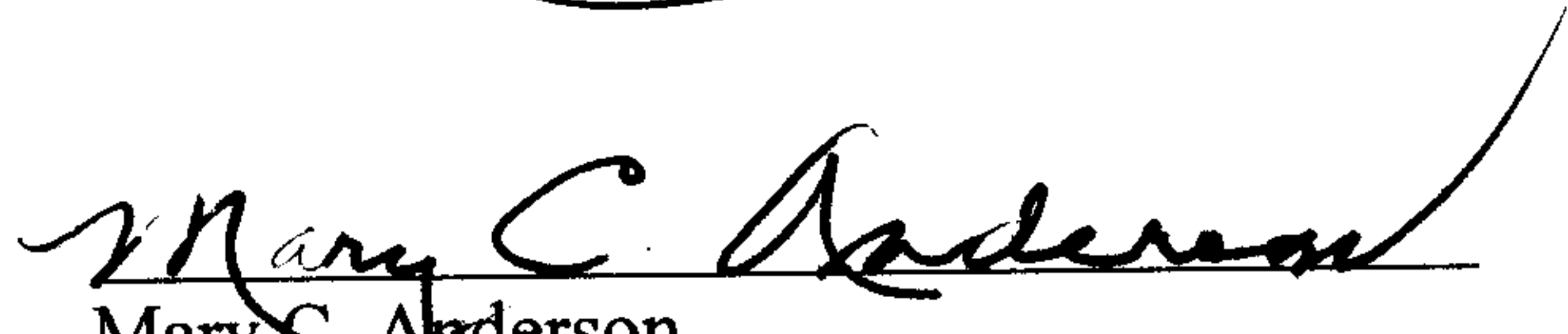
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

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

The Grantors further covenant and agree that the purchase price above-stated is in full compensation to him/her/them for this conveyance, and hereby release Shelby County and all of its employees and officers from any and all damages to his/her/their remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance, or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 14 day of July, 2009.

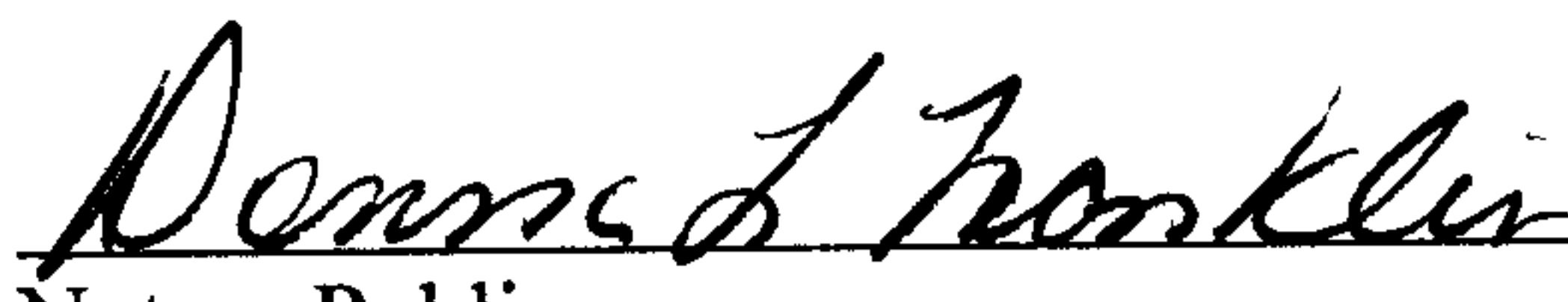

Jerald R. Johns


Mary C. Anderson

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerald R. Johns**, a married man, 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, he executed the same voluntarily on the day the same bears date.

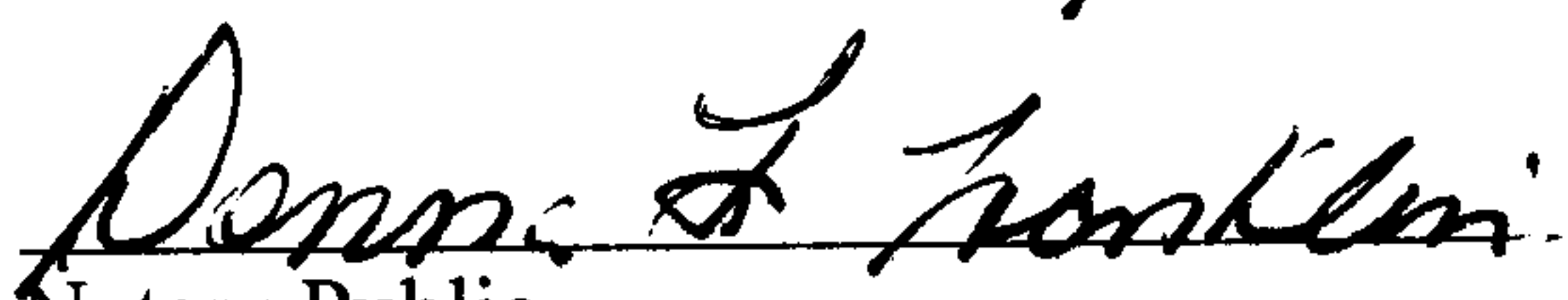
Given under my hand and official seal this 14 day of July, 2009.


Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary C. Anderson**, a widow, 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 official seal this 14 day of July, 2009.


Notary Public


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