


This instrument was prepared by:
Kracke & Thompson, LLP
2204 Lakeshore Drive; Suite 306
Birmingham, AL 35209

Send Tax notice to:
Wanda J. Dimon and Karen J. McDaniel
P.O. Box 336
Westover, AL 35185

WARRANTY DEED


20110408000109370 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/08/2011 10:31:31 AM FILED/CERT

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten-Thousand (\$10,000.00) Dollars to the undersigned Grantor **Alfred Vincent Johnson**, a single man, in hand paid by Wanda J. Dimon and Karen J. McDaniel, the Grantees herein, the receipt of which is hereby acknowledged, I, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Wanda J. Dimon and Karen J. McDaniel** (herein referred to as Grantees, whether one or more), **reserving unto the Grantor, Alfred Vincent Johnson, a life estate in the following described real estate**, situated in Shelby County, Alabama, to-wit:

See Attached as "Exhibit A"

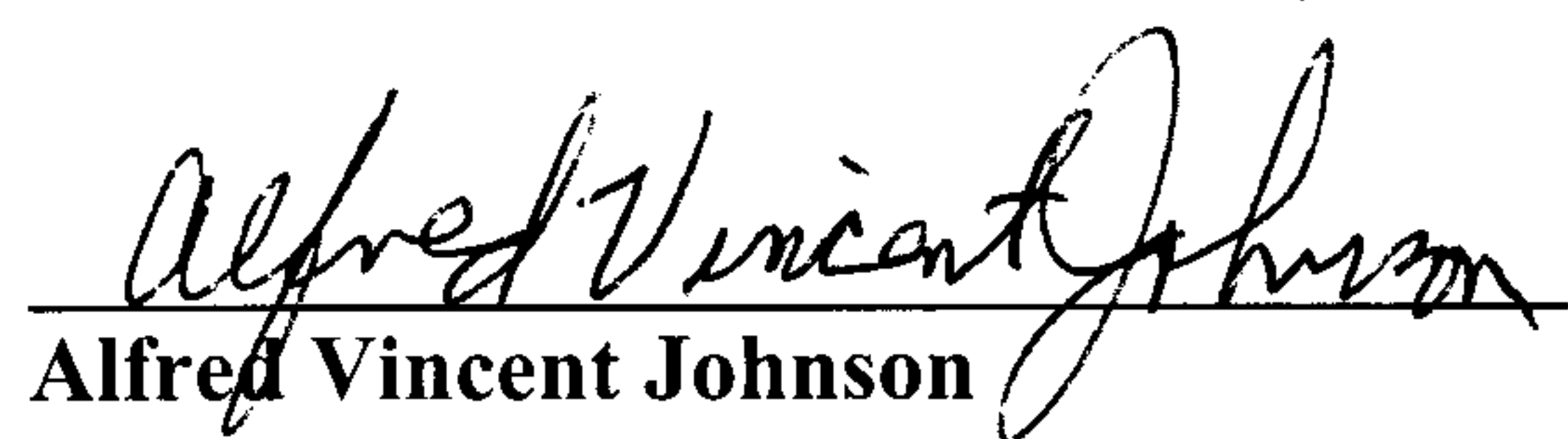
TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever, subject to the reservation of the life estate of **Alfred Vincent Johnson**, Grantor.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

Barbara L. Johnson, the other Grantee in Joint Tenants Deed dated April 10th, 1973 and recorded in Book 279 Page 601 having died on or about 10/05/2006 in Shelby County Alabama.

Note: 0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 4 day of APRIL, 2011.

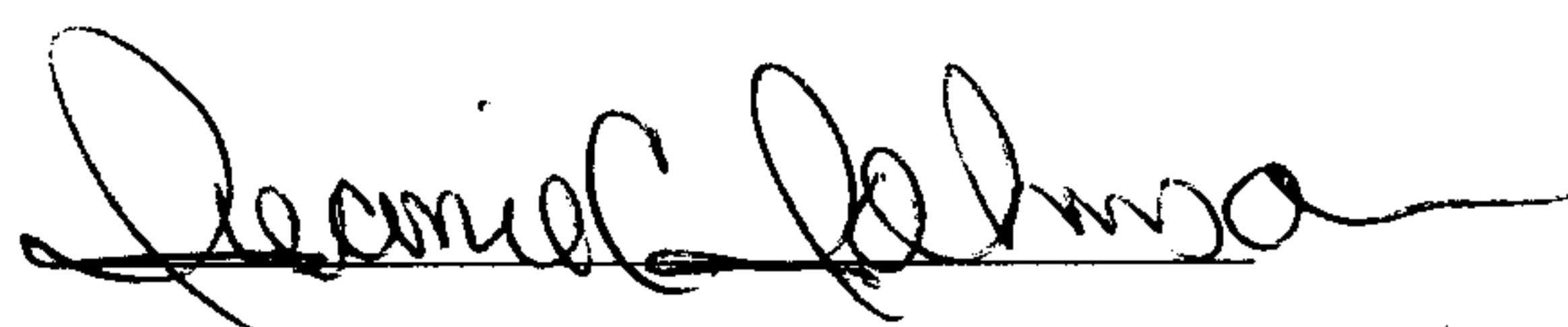
 (SEAL)
Alfred Vincent Johnson

State of Alabama)

Shelby County)

I, the undersigned, a notary for said County and in said State, hereby certify that Alfred Vincent Johnson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

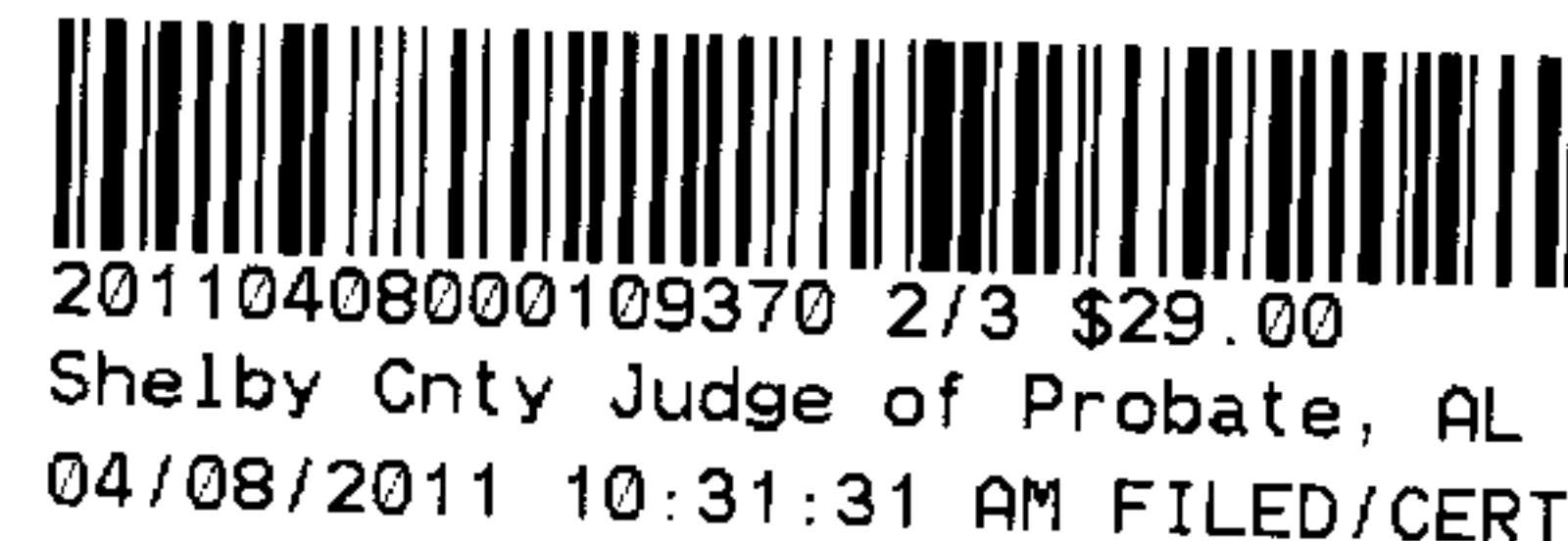
Given under my official hand and seal this the 4th day of April, 2011.



Notary Printed Name: Jeanie C. Johnson

Notary Commission Expiration: 1/6/12

“EXHIBIT A”
Legal Description



PARCEL I:

Commence at the SE corner of Section 24, Township 19 South, Range 1 East; thence run North along East line of said Section a distance of 571.14 feet; thence turn an angle of 90 degrees 00 minutes left and run a distance of 247.37 feet; thence turn angle of 90 degrees 00 minutes to right and run a distance of 500.00 feet; thence turn an angle of 12 degrees 31 minutes to left and run a distance of 125.00 feet to point of beginning; thence continue in the same direction a distance of 215.00 feet; thence turn angle of 89 degrees 00 minutes to the right and run a distance of 215.00 feet; thence turn an angle of 94 degrees 55 minutes to the right and run a distance of 215.00 feet; thence turn angle of 84 degrees 52 minutes to the right and run a distance of 200.33 feet to point of beginning. Situated in the East 1/2 of SE 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama.

(vesting deed Book 279, Page 601)

PARCEL II:

Commence at the SE corner of Section 24, Township 19 South, Range 1 East; thence run North along East line of said Section a distance of 571.14 feet to point of beginning; thence continue North along East line of said Section a distance of 741.26 feet; thence turn an angle of 76 degrees 35 minutes to the left and run a distance of 45.48 feet; thence turn an angle of 36 degrees 49 seconds to the right and run a distance of 91.58 feet; thence turn angle of 31 degrees 10 minutes to the right and run a distance of 61.44 feet; thence turn angle of 94 degrees 55 minutes to the left and run a distance of 215.00 feet; thence turn an angle of 89 degrees 00 minutes to the left and run a distance of 340.00 feet; thence turn an angle of 12 degrees 31 minutes to the right and run a distance of 500.00 feet; thence turn an angle of 90 degrees 00 minutes left and run a distance of 247.37 feet to point of beginning. Situated in the East 1/2 of SE 1/4 Section 24, Township 19 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT FROM PARCEL II:

Commence at the SE corner of Section 24, Township 19 South, Range 1 East; thence run North along East line of said Section a distance of 571.14 feet; thence turn an angle of 90 degrees 00 minutes left and run a distance of 247.37 feet; thence turn angle of 90 degrees 00 minutes to right and run a distance of 500.00 feet; thence turn an angle of 12 degrees 31 minutes to left and run a distance of 125.00 feet to point of beginning; thence continue in the same direction a distance of 215.00 feet; thence turn angle of 89 degrees 00 minutes to the right and run a distance of 215.00 feet; thence turn an angle of 94 degrees 55 minutes to the right and run a distance of 215.00 feet; thence turn angle of 84 degrees 52 minutes to the right and run a distance of 200.33 feet to point of beginning. Situated in the East 1/2 of the SE 1/4 Section 24, Township 19 South, Range 1 East, Shelby County, Alabama.

(vesting deed Book 279, Page 602)

PARCEL III:

Commence at the Southeast corner of Section 24, Township 19 South, Range 1 East; thence run North along the East line of said Section a distance of 1312.40 feet to a pine stake and stones which is the point of beginning; thence continue North along the East line of said Section 24 a distance of 168.63 feet to the South margin of a Gravel Road; thence turn an angle of 103 degrees 31 minutes to the left and run along the South margin of said road a distance of 114.34 feet; thence turn an angle of 85 degrees 05 minutes to the left and run a distance of 61.41 feet; thence turn an angle of 31 degrees 10 minutes to the left and run a distance of 91.58 feet; thence turn an angle of 37 degrees 49 minutes to the left and run a distance of 44.65 feet to the point of beginning. Situated in the NE 1/4 of the SE 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama.

(vesting deed Book 326, Page 92)


LESS AND EXCEPT FROM THE ABOVE THREE PARCELS:

Commence at the SE corner of Section 24, Township 19 South, Range 1 East; thence run North along said Section line a distance of 571.14 feet to the point of beginning; thence continue along last

described course a distance of 350.00 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds left and run a distance of 247.37 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds left and run a distance of 350.00 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds left and run a distance of 247.37 feet to the point of beginning.

There is also a 30 foot easement for the purpose of ingress, egress and utilities being described as follows: Commence at the SE corner of Section 24, Township 19 South, Range 1 East; thence run North along said Section line a distance of 921.41 feet to the point of beginning; thence continue along last described course a distance of 559.89 feet; thence turn an angle of 103 degrees 39 minutes 02 seconds left and run a distance of 30.87 feet; thence turn an angle of 76 degrees 20 minutes 58 seconds left and run a distance of 552.80 feet; thence turn an angle of 90 degrees 00 minutes 00 seconds left and run a distance of 30.00 feet to the point of beginning; being the end of said easement.

(this property conveyed to Gary L. Dimon and Wanda J. Dimon by Instrument No. 1999-24344)



20110408000109370 3/3 \$29.00
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Shelby County, AL 04/08/2011
State of Alabama
Deed Tax: \$10.00