

SEND TAX NOTICE TO:

Ms. Ambre Morrison

17915 HWY 55

STERRETT, AL. 35147

THIS INSTRUMENT WAS PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

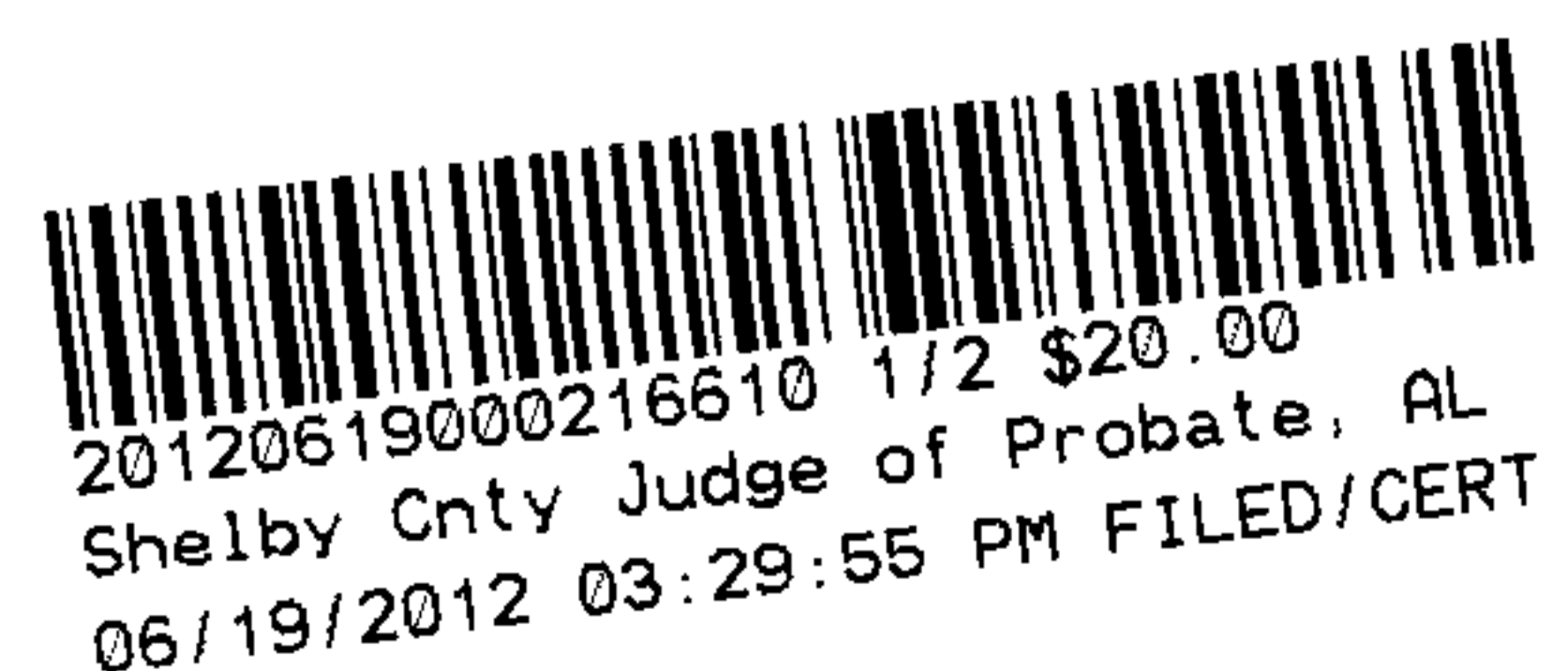
That in consideration of Five Thousand and 00/100 Dollars (\$5,000.00) and other good and valuable considerations to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, KATHY ELAINE JOHNSON, an unmarried woman (herein referred to as grantor), do grant, bargain, sell and convey unto AMBRE MORRISON (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 19, Township 18 South, Range 2 East; thence West along the South line of said 1/4-1/4 section a distance of 465.75 feet; thence 78 degrees 26 minutes to the right in a northwesterly direction a distance of 40.70 feet to the northerly right of way line of Shelby County Highway No. 55 and the Point of Beginning, a railroad spike found; thence run westerly along and with said right of way line a distance of 160.04 feet to an iron pin set; thence turn a left interior angle of 87 degrees 35 minutes 11 seconds, leaving said county highway and run northerly 165.76 feet to an iron pin found; thence turn a left interior angle of 81 degrees 31 minutes 52 seconds and run southeasterly a distance of 139.06 feet to an iron pin set; thence turn a left interior angle of 107 degrees 37 minutes 56 seconds and run southeasterly a distance of 140.33 feet to the point of Beginning, making a closing left interior angle of 83 degrees 15 minutes 01 second.

Subject to the following:

- 1. Taxes for 2012 and subsequent years. 2012 ad valorem taxes are a lien but not due and payable until October 1, 2012.**



2. **Overhead wires as shown on survey of John Parks, dated September 16, 1991.**
3. **Any part of caption lands lying within Redbird Drive, an unimproved road as shown on survey of John Parks, dated September 16, 1991.**

KATHY ELAINE JOHNSON and KATHEY ELAINE JOHNSON are one and the same person.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted 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, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of June, 2012.

Kathy Elaine Johnson
KATHY ELAINE JOHNSON

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that KATHY ELAINE JOHNSON, an unmarried woman, 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 19th day of June, 2012.

Kimi M. Foster
Notary Public

My Commission Expires: 12-28-14

