

THIS INSTRUMENT WAS PREPARED BY:
MARGARET M. CASEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:

Peggy Jo Johnson

124 Cucke Creek Dr. Ne
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY



20140213000041060 1/4 \$108.50
Shelby Cnty Judge of Probate, AL
02/13/2014 01:29:38 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars \$10.00 and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **PEGGY JO JOHNSON**, an unmarried woman, **MICKI P. MADDOX**, a married woman (herein referred to as Grantors whether one or more), do grant, bargain, sell and convey unto **PEGGY JO JOHNSON** (herein referred to as Grantee), the following described real estate situated in Shelby County, ALABAMA, to-wit:

A tract of land situated in Sections 5 & 8, Township 18 South, Range 1 East, more particularly described as follows;

Commence at the NE corner of Section 8, TP. 18S, Range 1 E and run southerly along East line of said Section 317.45' to the point of beginning; thence continue along last described course 3,334.72'; thence right 90 degrees 03 minutes and run 1330.39'; thence right 90 degrees, 14 minutes, 47 seconds and run 1021.03'; thence right 0 degrees, 42 minutes, and 18 seconds and run 1224.0'; thence left 88 degrees, 35 minutes, 53 seconds, and run 100.0'; thence right 88 degrees, 35 minutes 53 seconds and run 100.0'; thence right 91 degrees, 24 minutes, 07 seconds and run 100.0'; thence left 91 degrees, 24 minutes, 07 seconds and run 923.92'; thence right 90 degrees and run 197.3'; thence left 90 degrees and run 183.66'; thence left 18 degrees, 48 minutes, 30 seconds and run 340.0'; thence right 100 degrees, 11 minutes, 44 seconds and run along the chord of a curve to the right 408.33'; thence from extended chord turn 0 degrees, 44 minutes, 32 seconds right, and run 380.0'; thence right 97 degrees, 37 minutes, 45 seconds, and run 374.6'; thence left 100 degrees, 26 minutes, 30 seconds and run 304.10'; thence right 65 degrees, 18 minutes, 45 seconds and run 300.86' to the point of beginning.

Less and except the following;

Begin at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 8, Township 18 South, Range 7 East; thence N88°22'59"W 99.85 feet to an iron pin; thence North 0°01'24"W 99.87 feet to an iron pin; thence S88°27'36"E 99.95 feet to an iron pin on the West line of said quarter-quarter section; thence NO°01'41"E, along and with said Westline, 823.92 feet to an iron pin; thence N90°00'00"E 197.41 feet to an iron pin; thence S37°17'41"E 400.83 feet, more or less, to the center of Shoal Creek; thence in a southerly direction, along and with said creek to the intersection with the West line of the Southeast Quarter of the Northeast Quarter, for the purpose of this description along and with the following eleven courses: S11°22'07"W 145.48 feet; S17°39'50"W 112.91 feet; S19°02'47"W 108.63 feet; S6°21'44"W 136.66 feet; S6°25'51"E 88.49 feet; S21°24'57"W 173.30 feet; S43°54'25"W 80.13 feet; S31°05'36"W 103.44 feet; S47°26'18"W 73.65 feet; S20°47'35"W 156.12 feet; S57°11'30"W 65.95 feet; thence NO°01'35"E, along and with the West line of the Southeast Quarter of the Northeast Quarter, 510.74 feet to the point of beginning, containing 9.8 acres, more or less.

Ingress - Egress & Utility Easement

Commence at the Southwest corner of the Northeast Quarter of the Northwest

Quarter of Section 8, Township 18 South, Range 17 East; thence N88°22'59"W 99.85 feet to an iron pin; thence N 0°01'24"W 99.87 feet to an iron pin; thence S88°27'36"E 99.95 feet to an iron pin on the West line of said quarter-quarter section; thence NO°01'41"E, along and with said West line, 823.92 feet to an iron pin; thence N90°00'00"E 197.41 feet to an iron pin and the point of beginning of an easement, thirty feet in width, lying easterly of the following described line: thence NO°00'00"W 183.66 feet; thence N18°48'30"W 340.00 feet to the southerly right-of-way of Shelby County Highway 41, the end of said line and said easement.

THE HEREIN ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREIN ABOVE NAMED GRANTORS, PEGGY JO JOHNSON AND MICKI P. MADDOX AND THEIR SPOUSES.

THE HEREIN ABOVE NAMED GRANTORS CONSTITUTE ALL OF THE HEIRS AT LAW OF MARGARET L. PARKER WHO DIED INTESTATE ON OR ABOUT JANUARY 31, 2013.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, their heirs 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, her heirs and assigns forever, against the lawful claims of all persons.

7th IN WITNESS WHEREOF, WE have hereunto set our hands and seals this February day of 2014.

Peggy Johnson
PEGGY JO JOHNSON

Micki P. Maddox
MICKI P. MADDOX

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **PEGGY JO 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February, 2014.

M L Torres
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF Shelby

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 14, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

I, the undersigned, a notary public in and for said county, in said state, hereby certify that **MICKI P. MADDOX**, a married 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February, 2014.

M L Torres
NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 14, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantor's Name(s): Peggy Jo Johnson
Micki P. Maddox

Mailing Address:

124 Circle Creek Drive
Leeds, AL 35094

Property Address:

Grantee's name(s): Peggy Jo Johnson

Mailing Address:

124 Circle Creek Drive
Leeds, AL 35094

Date of Sale:

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value \$83,300.00

____ Bill of Sale
____ Sales Contract
____ Closing Statements

____ Front of Foreclosure Deed
____ Appraisal
X Other _____



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