
20150406000108200 1/3 \$32.00
Shelby Cnty Judge of Probate, AL
04/06/2015 11:59:44 AM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
(205)665-5076

Send Tax Notice to: John Rainey

61 Appletree Lane
Montevallo, AL 35115

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **SIXTY THOUSAND and 00/100 DOLLARS (\$60,000.00)**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

BARRY KEITH JOHNSON, II, a married man

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

JOHN RAINEY

(herein referred to as GRANTEE) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

A parcel of land located in the SE 1/4 SW 1/4, Section 28, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said 1/4 -1/4 section and run Northerly along the West boundary 237.60 feet more or less to an iron bolt and the point of beginning of this description; thence run North 02 degrees, 04 minutes, 30 seconds West 379 feet to an iron; thence run North 82 degrees, 37 minutes, 52 seconds East 1010.35 feet to an iron on the West right of way of Shelby County Highway No. 10; thence run along said right of way South 03 degrees, 07 minutes, 11 seconds West 220.56 feet; thence run along said right of way South 00 degrees, 50 minutes, 30 seconds West 98.70 feet to a cross tie fence corner post; thence run along said fence South 89 degrees, 55 minutes, 08 seconds West 283.27 feet to an iron pipe; thence run South 00 degrees, 00 minutes, 00 seconds West 171.89 feet; thence run South 88 degrees, 34 minutes 54 seconds West 691.77 feet to the point of beginning.

SUBJECT TO:

- Taxes for 2015 and subsequent years.
- Mineral of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or as recorded in Book 12, Page 241.
- Permit to Alabama Power Company as recorded in Book 119, Page 252 and Book 192, Page 495.
- Easement to Alabama Power Company as recorded in Book 57, Page 552 and Book 57, Page 554.
- Right of way to Shelby County recorded in Deed Book 135, Page 325.
- Any portion of subject Land lying in any road right of way.

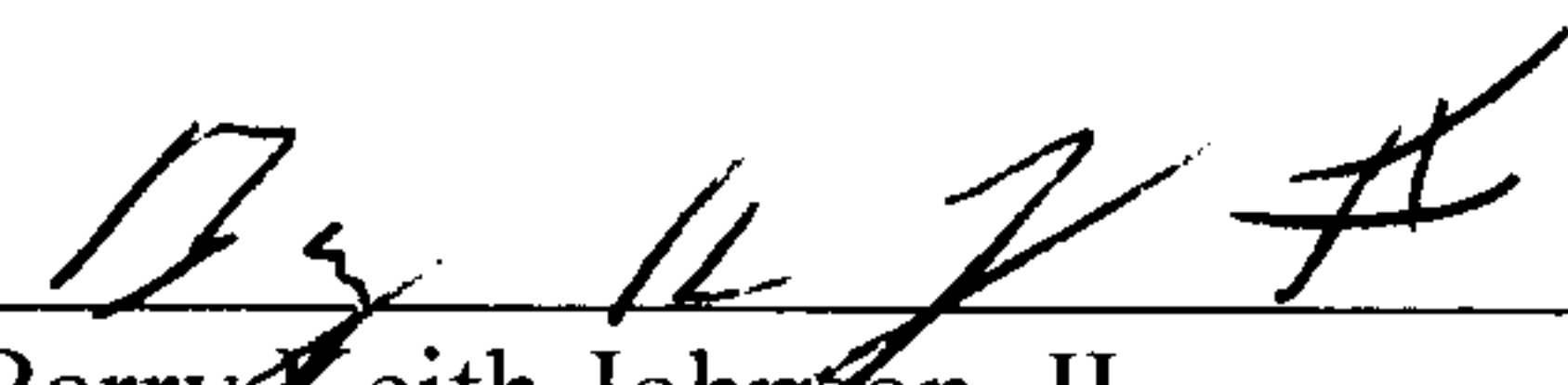
Shelby County, AL 04/06/2015
State of Alabama
Deed Tax: \$12.00

- PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HERewith, IN FAVOR OF CENTRAL STATE BANK.

TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 2nd day of April, 2015.

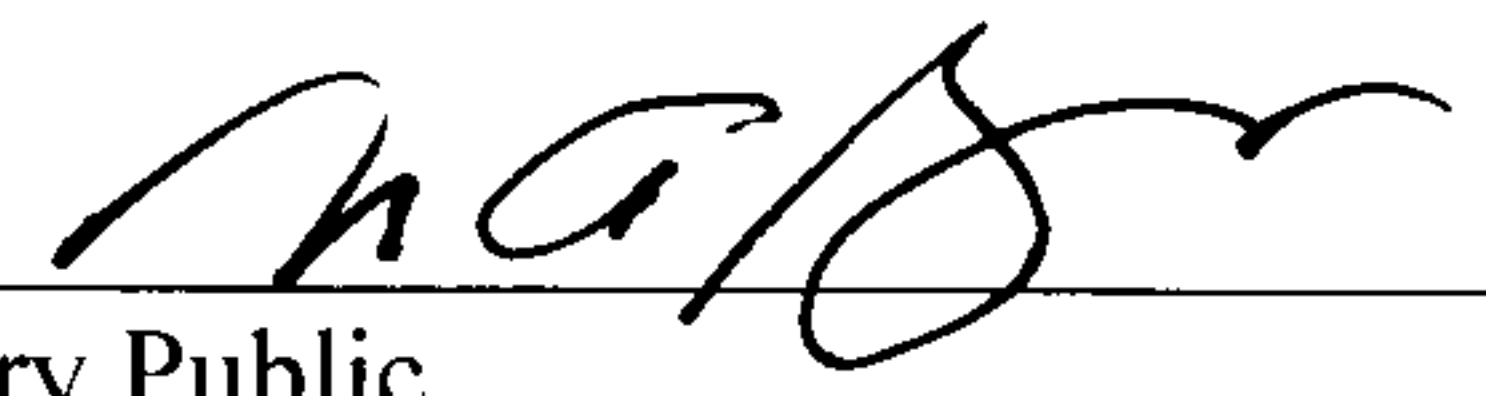


Barry Keith Johnson, II

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Barry Keith Johnson, II**, 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 that same bears date.

Given under my hand and official seal, this the 2nd day of April, 2015.



Notary Public
My Commission Expires: 07/31/17



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Form RT-1

Grantee's Name John Rainey

Mailing Address _____
 _____ Montevallo AL 35115

Date of Sale April 2, 2015

\$

Assessor's Market Value \$

_____ Appraisal
Other

20150406000108200 3/3 \$32.00
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