

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Barry Keith Johnson
737 Hwy 42
Calera, AL 35040

GENERAL WARRANTY DEED

20190911000334640
09/11/2019 03:09:27 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Johnny Louis Howton, an unmarried man, whose mailing address is:

3932 Lorna Road, Birmingham, AL 35244

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

Barry Keith Johnson, whose mailing address is: 737 Hwy 42, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **2062 Island Road, Shelby, AL 35143** to-wit:

PARCEL 1:

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 35 and the Northwest Quarter of the Northwest Quarter of Section 36, all in Township 24 North, Range 15 East, Shelby County, Alabama as described as follows:

Commence at the Northeast corner of said Section 35; Thence run West along North Section line a distance of 135.85 feet; Thence turn left 90 degrees 00 minutes 00 seconds a distance of 886.66 feet; Thence turn right 10 degrees 05 minutes 57 seconds a distance of 182.47 feet; Thence turn left 112 degrees 34 minutes 55 seconds a distance of 79.11 feet, to the point of beginning; Thence turn right 97 degrees 17 minutes 00 seconds a distance of 210.65 feet to the edge of Lay Lake; Thence run along said Lake the following angles and distances; Thence turn left 76 degrees 31 minutes 25 seconds a distance of 28.92 feet; Thence turn left 33 degrees 09 minutes 52 seconds a distance of 28.91 feet; Thence turn left 28 degrees 47 minutes 46 seconds a distance of 62.89 feet; Thence turn left 18 degrees 16 minutes 54 seconds a distance of 58.85 feet; Thence turn left 36 degrees 03 minutes 54 seconds a distance of 63.94 feet; Thence turn right 13 degrees 17 minutes 28 seconds a distance of 20.65 feet; Thence turn left 77 degrees 59 minutes 22 seconds leaving the Lake a distance of 108.78 feet to the point of beginning.

LESS AND EXCEPT that part of the above described property lying below that certain datum plane of 397 feet above mean sea level.

PARCEL 2:

A parcel of land located in the W 1/2 of the NW 1/4 of Section 36 and the E 1/2 of the NE 1/4 of Section 35, all in Township 24 North, Range 15 East, Shelby County, Alabama, described as follows: Commence at the NE corner of said Section 35; thence run West along the North Section line a distance of 186.05 feet; thence turn left 95 deg. 11 mi. 58 sec. a distance of 1053.54 feet to the point of beginning; thence continue last course a distance of 210.65 feet to the edge of Lay Lake; thence run along said Lake the following angles and distances; thence turn right 103 deg. 28 min. 35 sec. a distance of 37.97 feet; thence turn left 48 deg. 00 min. 25 sec. a distance of 74.15 feet; thence turn right 18 deg 47 min. 06 sec. a distance of 33.93 feet; thence turn left 30 deg. 56 min. 32 sec. a distance of 29.56 feet; thence turn right 24 deg. 59 min. 56 sec. a distance of 26.73 feet; thence turn right 32 deg. 19 min. 41 sec. a distance of 30.58 feet; thence turn right 27 deg. 13 min. 07 sec. a distance of 39.08 feet; thence turn

right 30 deg. 06 min. 23 sec. a distance of 35.84 feet; thence turn right 20 deg. 24 min. 01 sec. a distance of 42.45 feet; thence turn right 32 deg. 51 min. 03 sec. a distance of 63.24 feet; thence turn right 14 deg. 45 min. 02 sec. a distance of 43.11 feet; thence turn right 48 deg. 21 min. 40 sec. a distance of 23.98 feet; thence turn right 29 deg. 10 min. 19 sec. a distance of 30.44 feet; thence turn left 51 deg. 24 min. 57 sec. a distance of 15.30 feet; thence turn left 62 deg. 49 min. 36 sec. a distance of 52.35 feet; thence turn left 26 deg. 02 min. 27 sec. a distance of 37.89 feet; thence turn right 51 deg. 12 min. 51 sec. a distance of 32.64 feet; thence turn right 34 deg. 33 min. 24 sec. a distance of 75.52 feet; thence turn right 45 deg. 34 min. 30 sec. a distance of 50.10 feet; thence turn left 51 deg. 25 min. 37 sec. a distance of 12.26 feet; thence turn left 42 deg. 38 min. 28 sec. a distance of 48.02 feet; thence turn right 07 deg. 21 min. 46 sec. a distance of 60.67 feet; thence turn right 56 deg. 58 min. 46 sec. a distance of 27.44 feet; thence turn right 22 deg. 57 min. 02 sec. a distance of 18.79 feet; thence turn right 45 deg. 43 min. 45 sec. a distance of 35.21 feet; thence turn left 62 deg. 08 min. 40 sec. a distance of 39.29 feet; thence turn right 30 deg. 28 min 25 sec. a distance of 35.20 feet; thence turn right 27 deg. 17 min. 30 sec. a distance of 52.60 feet; thence turn right 41 deg. 22 min. 26 sec. a distance of 215.31 feet; thence turn left 22 deg. 05 min. 43 sec. a distance of 45.72 feet; thence turn right 26 deg. 44 min. 24 sec. leaving the Lake a distance of 150.29 feet to the Point of Beginning.

ALSO, a 30 foot easement for the purpose of ingress, egress and utilities, between the above described property and the public road.

LESS AND EXCEPT that part of the above described property lying below that certain datum plane of 397 feet above mean sea level.

Subject to: All easements, restrictions and rights of way of record.

\$185,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 29th day of August, 2019.

Johnny L. Howton by Mark Alan Howton, his Attorney in Fact AIF

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Mark Alan Howton, Attorney in Fact for Johnny Louis Howton, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of August, 2019.

Cassy L. Dailey
Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires:

5-17-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2019 03:09:27 PM
\$55.00 CHARITY
20190911000334640



Allen S. Byrd