


15-1716

This instrument was prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Road, Suite 160  
Birmingham, AL 35243

Send Tax Notice to:  
James David Johnsey  
26 Overhill Road  
Montevallo, AL 35115

**WARRANTY DEED**  
**(Joint Tenants with Right of Survivorship)**

  
20151008000353570 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
10/08/2015 01:09:49 PM FILED/CERT

**STATE OF ALABAMA)**  
**COUNTY OF JEFFERSON)**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Seventy-Five Thousand and NO/100— (\$175,000.00)—Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lance McCoy and wife, Samm C. Barteo, whose mailing address is:

2830 10<sup>th</sup> Ct. S.; Birmingham, AL 35205

(herein referred to as grantors, do grant, bargain, sell and convey unto

**James David Johnsey and wife, Susan Kelley Johnsey, whose mailing address is:**  
**26 Overhill Road, Montevallo, AL 35115**

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real property situated in Shelby County, Alabama, the address of 26 Overhill Road, Montevallo, AL 35115 to wit:


**See Exhibit "A" Attached Hereto for Legal Description.**

**Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.**

**\$166,250.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**TO HAVE AND TO HOLD** to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

  
20151008000353570 2/3 \$29.00  
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A parcel of land lying partly in the Southwest 1/4 of the Northeast 1/4 and a part in the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section and run Southwesterly for a distance of 486.66 feet to an Iron pin set, said point being the POINT OF BEGINNING of the following described parcel; Thence continue along last course for a distance of 380.35 feet to a concrete monument found; Thence deflect an angle right of 91°49' 00" and run North for a distance of 496.42 feet to a concrete monument found, said point lying on the Southern right of way of Overhill Road and having a 60.00 right of way; Thence deflect an angle right of 131° 07' 05" and run Southeasterly along said right of way for a distance of 46.91 feet to an Iron pin found: thence deflect an angle left of 15°48' 36" and run Southeasterly for a chord distance of 381.12 feet through a curve with a Radius of 668.91 and a Arc distance of 386.96 to an Iron pin set; Thence deflect an angle right of 64° 38'16" and leaving said right of way run South for a distance of 290.59 feet to the POINT OF BEGINNING.



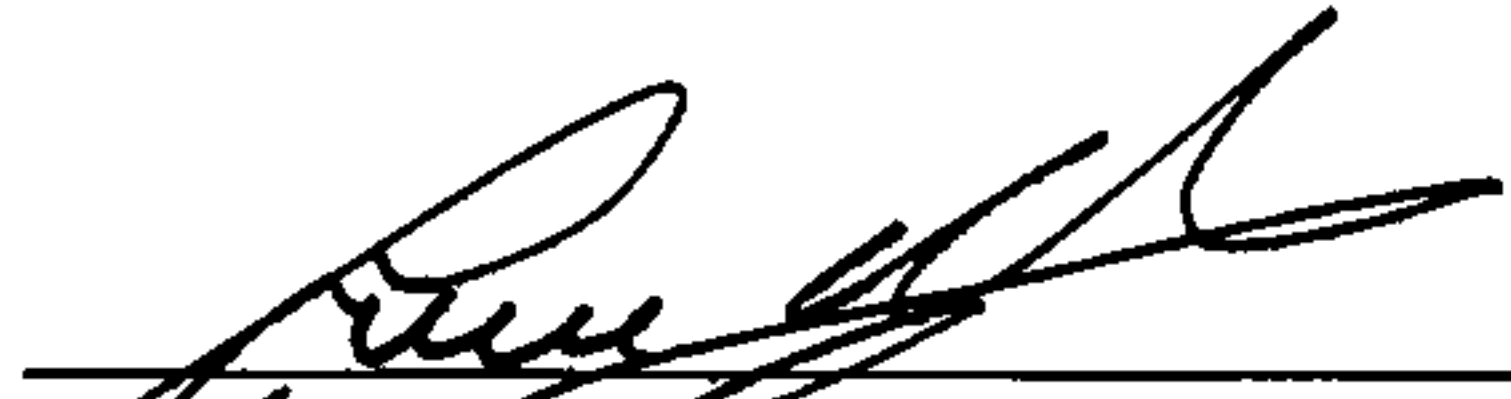
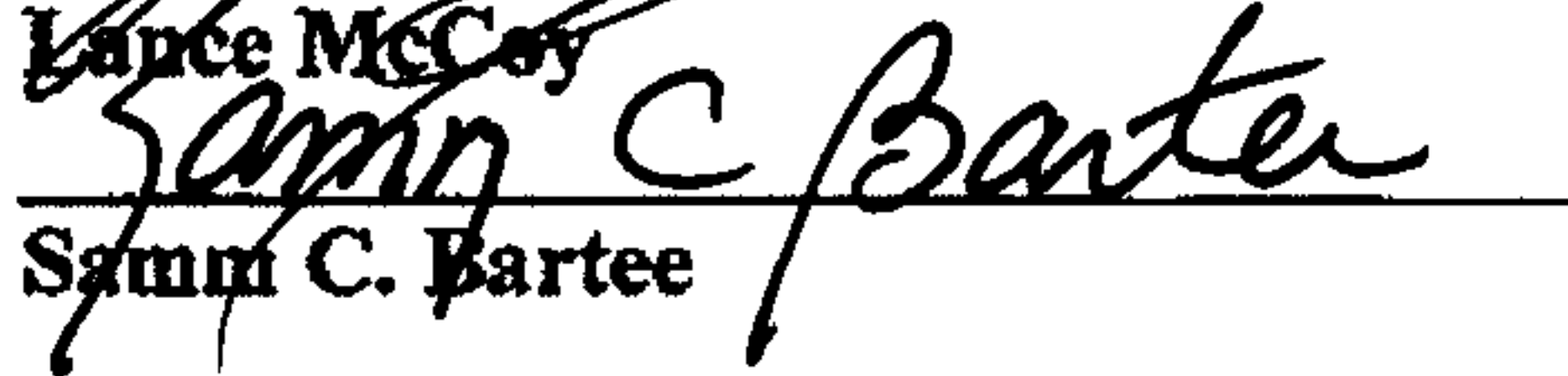
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And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I an (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 have hereunto set my hands and seals this 30th day of September, 2015.

Witness:

Witness:

  
Lance McCoy  
  
Samm C. Bartee

**General Acknowledgement**

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lance McCoy and wife, Samm C. Bartee, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2015.

My Commission Expires: 11/5/17

  
Notary Public

