

This instrument prepared by:
Cassy L. Dailey
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Brian Lee Westbrook and Abby Celeste
Westbrook
275 High Ridge Drive
Pelham, AL 35124

WARRANTY DEED

20160906000322250

STATE OF ALABAMA

)

09/06/2016 10:37:19 AM

SHELBY COUNTY

)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ninety Thousand And No/100 Dollars (\$90,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Barry Keith Johnson, II and Sandy F. Johnson, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Brian Lee Westbrook and Abby Celeste Westbrook (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in SHELBY County, Alabama.

Commence at the Northwest corner of Section 35, T.S. 24N, R.15E, Shelby County, Alabama and run thence East along the North line of said Section 35 a distance of 1179.03' to a point, thence South a distance of 1037.07' to the point of beginning and being on the South Bank of Shack Branch Cove on Lay Lake, thence South 66°23'88" East along said South Bank a distance of 99.52' to a point, thence South 19°48'16" West a distance of 592.46' to a point on the Northerly right of way line of a 60' wide County Gravel Road; thence following said right of way line along a curve to the left having a central angle of 44°38'44" a radius of 131.35' and a chord bearing North 75°48'30" West 99.78' to a point; thence North 19°48'16" East a distance of 608.84' to the point of beginning.



Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

No Dollars And No/100 Dollars (\$0.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on September 1, 2016.

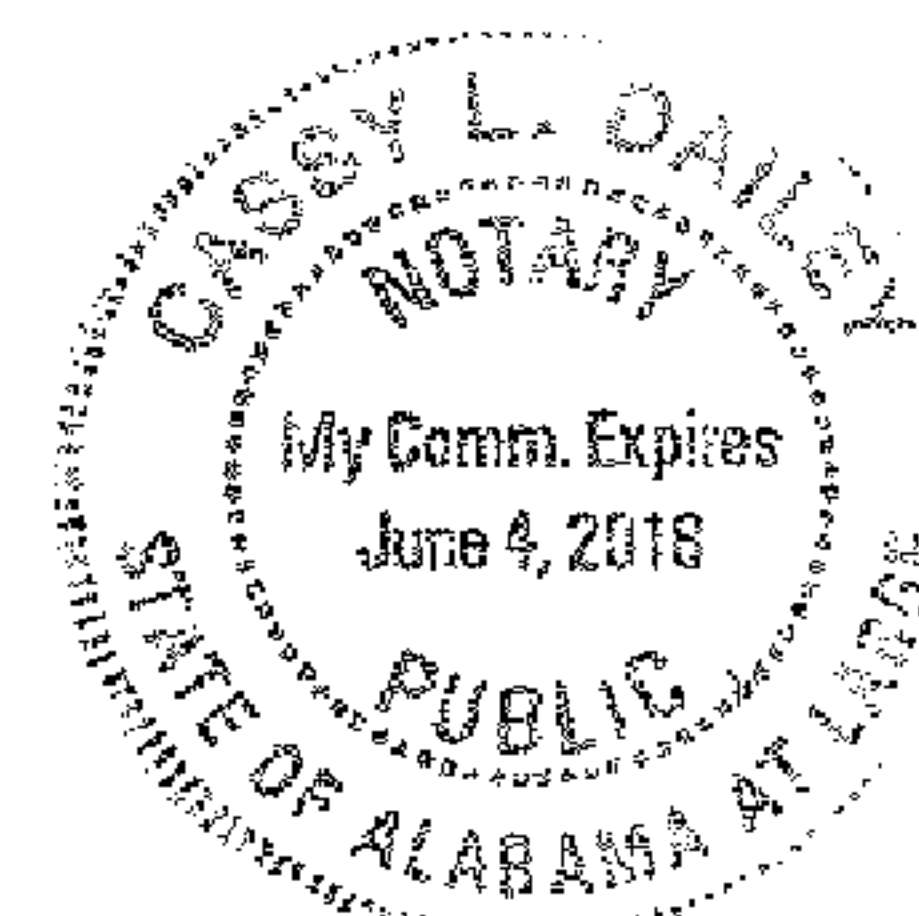

Barry Keith Johnson, II

Sandy F. Johnson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry Keith Johnson II and Sandy F. Johnson, 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 on the 1st day of September, 2016.


Notary Public
My commission expires: 6/4/18



20160906000322250 09/06/2016 10:37:19 AM DEEDS 2/2

Grantor's Name Barry Keith Johnson, II and Sandy F. Johnson
Mailing Address 161 Ridge Drive
Shelby, AL 35143

Grantee's Name Brian Lee Westbrook and Abby Celeste Westbrook
Mailing Address 275 High Ridge Dr.
Pelham AL 35124

Property Address 161 Ridge Drive
Shelby, AL 35143

Date of Sale September 1, 2016
Total Purchase Price \$90,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Barry Keith Johnson, II and Sandy F. Johnson, 161 Ridge Drive, Shelby, AL 35143.

Grantee's name and mailing address - Brian Lee Westbrook and Abby Celeste Westbrook, , .

Property address - 161 Ridge Drive, Shelby, AL 35143

Date of Sale - September 1, 2016.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

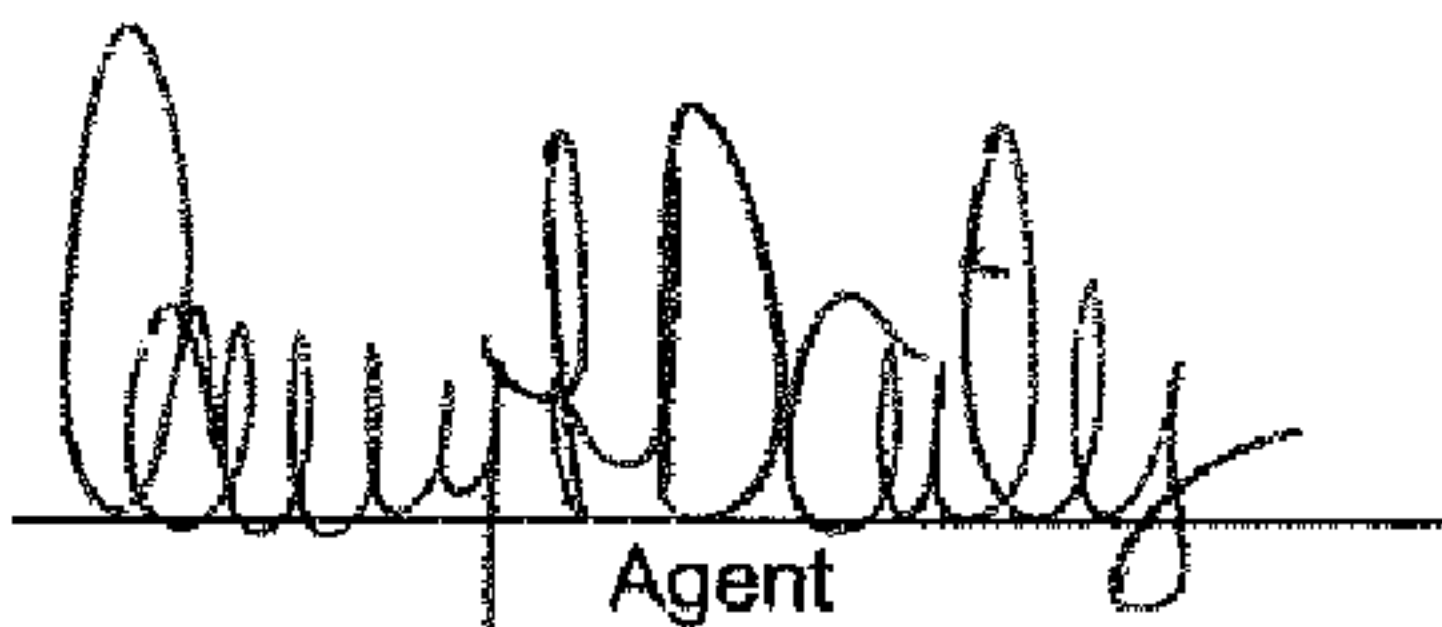
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: September 1, 2016

Sign


Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/06/2016 10:37:19 AM
\$108.00 CHERRY
20160906000322250

