

Send tax notice to:  
Gilbert E. Johnson, Jr. and Lori Johnson  
812 Ballantrae Pkwy.  
Pelham, AL 35124  
HOV1900225

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighty Three Thousand Five Hundred and 00/100 Dollars (\$383,500.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Bridgetopia LLC, a Delaware limited liability company**, whose mailing address is 2084 Valleydale Rd., Birmingham, AL 35244 (hereinafter referred to as "Grantors"), by **Gilbert E. Johnson, Jr. and Lori Johnson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 222, according to the Final Plat of Lochinvar at Ballantrae, as recorded in Map Book 32, Page 10A, B & C, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

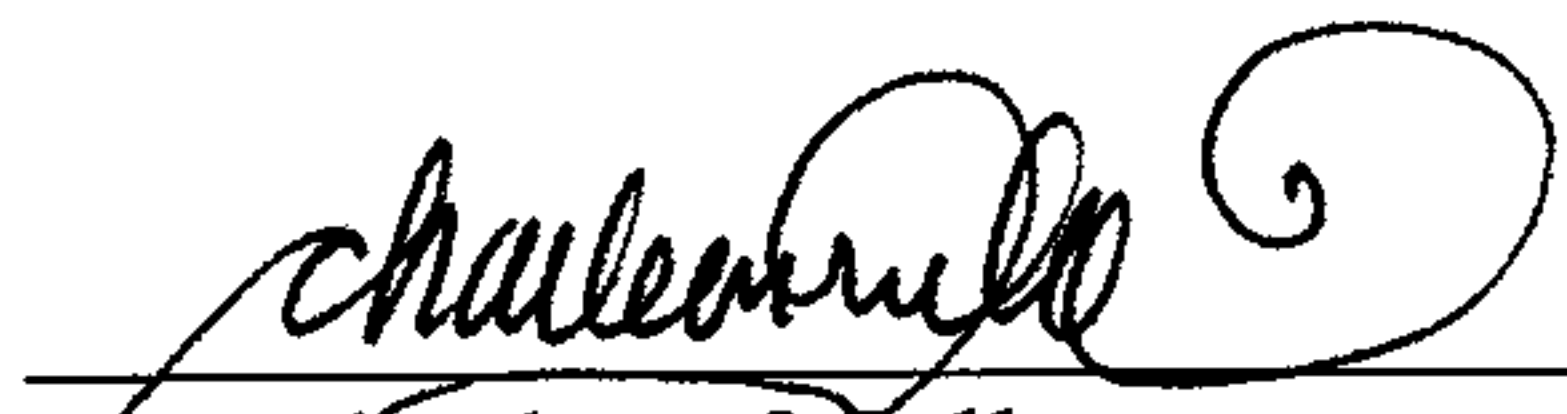
**\$364,325.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Bridgetopia, LLC, a Delaware limited liability company, by Charleen Mullen, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 24<sup>th</sup> day of May, 2019.

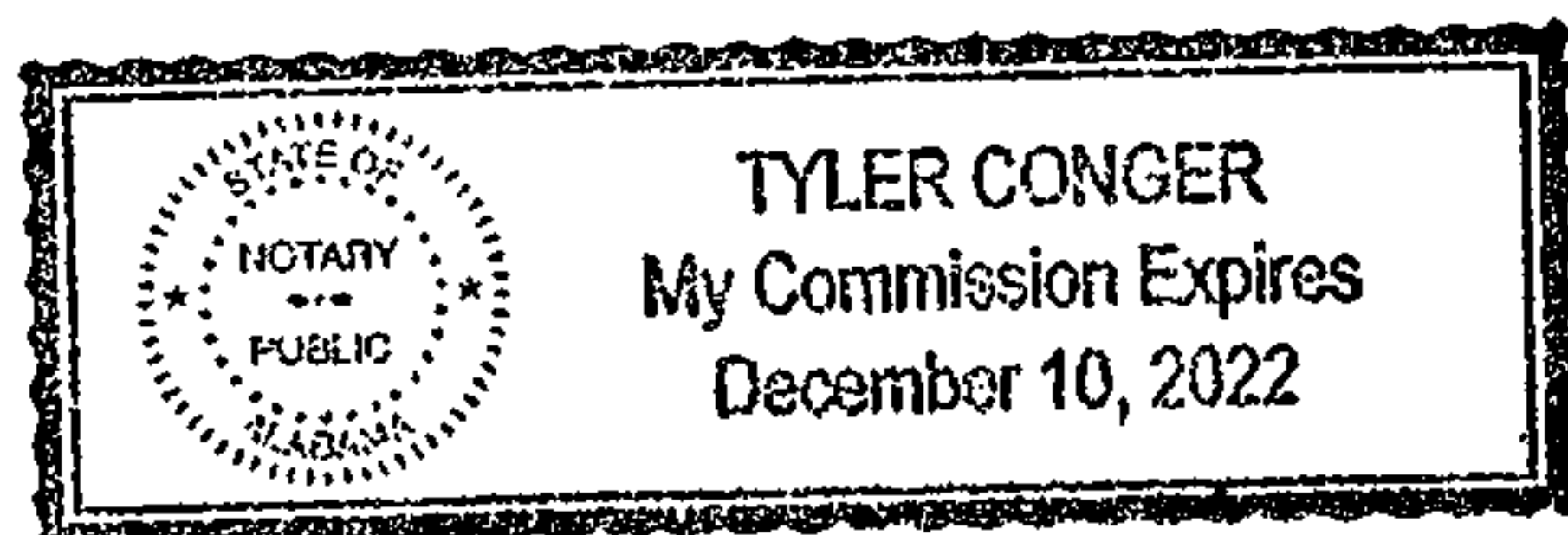
Bridgetopia, LLC, a Delaware limited liability company

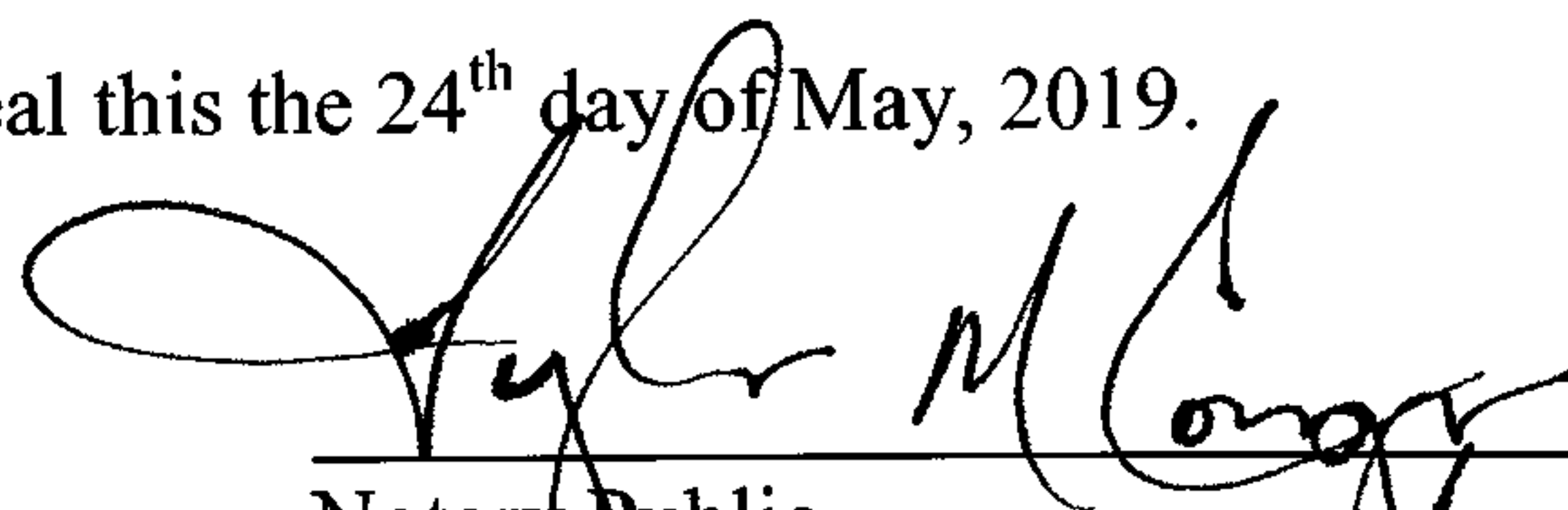
  
By: Charleen Mullen  
Its: Authorized Agent

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charleen Mullen, whose name as Authorized Agent of Bridgetopia, LLC, a Delaware limited liability company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup> day of May, 2019.



  
Notary Public  
Print Name: TYLER M CONGER  
Commission Expires: 12/10/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/29/2019 01:23:03 PM  
\$37.50 CHARITY  
20190529000183960

