



20110606000164350 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
06/06/2011 08:12:07 AM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Brian Johnson
212 Cahaba Lake Circle
Helena, AL 35080

STATE OF ALABAMA)
: GENERAL WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Sixty Thousand and 00/100 (\$260,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Juan Lerdo de Tejada, and wife, Melissa Lerdo de Tejada**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brian Lee Johnson and Anna Frances Johnson**, (hereinafter referred to as GRANTEE), as joint tenants with right of survivorship, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**Lot 17, according to the Survey of Stonebrook, as recorded in Map Book 15,
Page 114, in the Probate Office of Shelby County, Alabama.**

Subject To:

Ad valorem taxes for 2011 and subsequent years not yet due and payable until October 1, 2011. Existing covenants and restrictions, easements, building lines and limitations of record.

\$247,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, as joint tenants with right of survivorship, their heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **20th** day of **May, 2011**.

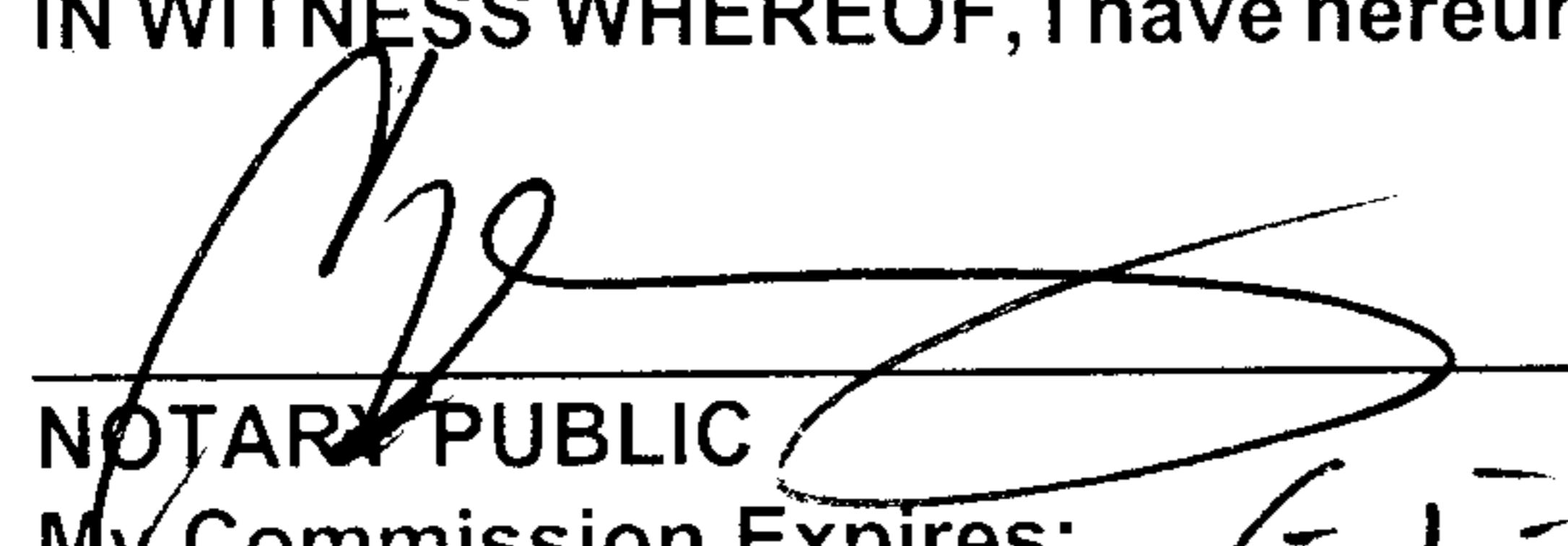

Juan Lerdo de Tejada

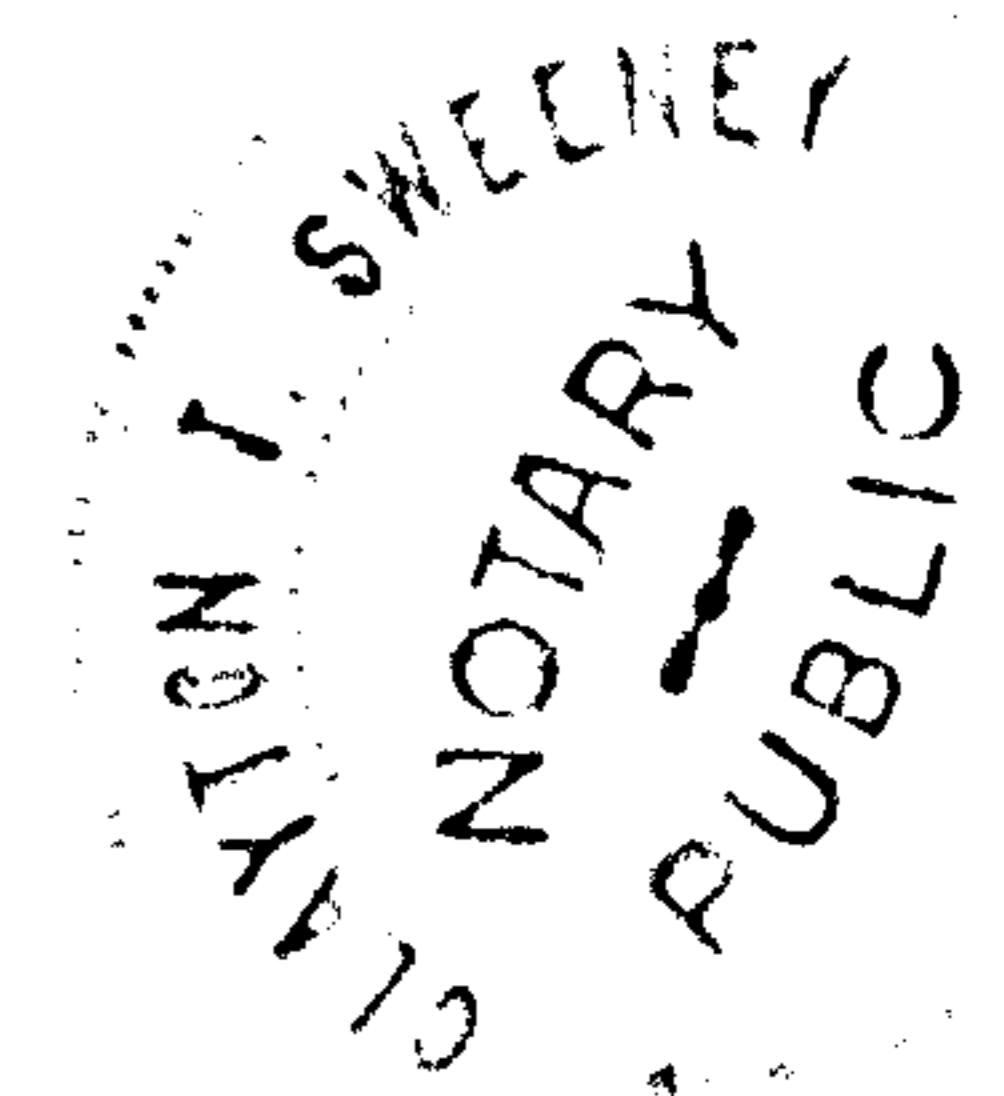
Shelby County, AL 06/06/2011
State of Alabama
Deed Tax:\$13.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Juan Lerdo de Tejada, a married man, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of May, 2011.


NOTARY PUBLIC
My Commission Expires: 6-5-2011



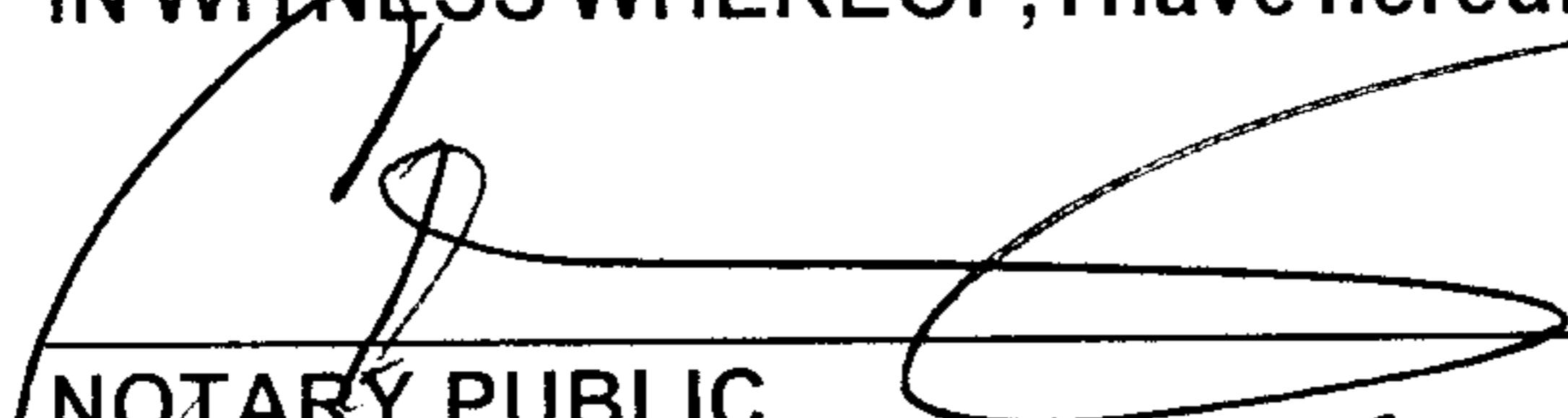
IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 19th day of May, 2011.


Melissa Lerdo de Tejada

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Melissa Lerdo de Tejada, a married woman, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of May, 2011.


NOTARY PUBLIC
My Commission Expires: 6-5-2014

